AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, SEPTEMBER 8, 2026 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR

At any time during the course of this meeting, the Planning & Zoning Board may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Planning & Zoning Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Planning and Zoning Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

a) Approval of minutes for August 18, 2026, Meeting Minutes.

2) PUBLIC HEARING:

a) ROUTINE ITEMS CITY INITIATED REZONINGS: (All Rezonings listed under this section come with a favorable recommendation from Planning & Zoning Staff and will be enacted by one motion. However, if there is opposition at the meeting or a discussion is desired, that item(s) will be removed from the Routine Items section of the agenda and will be considered separately.)

1. **Rezoning from R-3T (Multifamily Residential Townhouse-OC) District and R-3C (Multifamily Residential Condominium-OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0127:
   2401 South Bentsen Road (PID: 720045)
   1913 South Taylor Road (PID: 1067667)
   600 East El Rancho Road (PID: 685729)
   1401 South "M" Lane (PID: 353027)

2. **Rezoning from C-1 (Office Building-OC) and C-3 (General Business-OC) Districts under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0128:
   2001 South "D" Street (PID: 20828029)

3. **Rezoning from A-O (Agricultural and Open Space-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0129:
   2001 Expressway 83 (PID: 201282)

4. **Rezoning from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0133:
   2021 South Taylor Road (PID: 351418)

5. **Rezoning from C-3 (General Business-OC) District to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0134:
   1924 South Jackson Road (PID: 231202)

6. **Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0135:
   4601 and 4901 Uvalde Avenue (PID: 654878 and 708306)
   2300 and 2400 South 44th Street (PID: 981558 and 654923)
   3200 South 2nd Street (PID: 697151)
   400 and 1400 East Yuma Avenue (PID: 1013315 and 715437)
   4371 Yuma Avenue (PID: 1124393)
   901 and 1200 East Orangewood Drive (PID: 562731 and 711884)
   901 East Burns Drive (PID: 670105)
   4301 Neuhaus Drive (PID: 20834231)
   501 East Pineridge Avenue (PID: 1183314)
   301 Byron Nelson Avenue (PID: 315735)

b) REZONING:

1. Rezoning from C-1 (Office Building-OC) District to C-1 (Local Commercial-UDC) District: Lot 10, Taggart Subdivision, Hidalgo County, Texas; 1115 Redwood Avenue **(REZ2026-0123)**

2. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 4.182 acres out of Lot 1, Block 1, Manlorson's Estates Subdivision, Hidalgo County, Texas; 101 South Taylor Road **(REZ2026-0125)**

3. Rezoning from C-3 (General Business-OC) District to R-2 (Medium-Density Residential-UDC) District: 2.032 acres out of Lot 1, Block 1, Manlorson's Estates Subdivision, Hidalgo County, Texas; 111 South Taylor Road **(REZ2026-0126)**

4. Rezoning from C-2 (Neighborhood Commercial-OC) District to C-1 (Local Commercial-UDC) District: 1.36 acres out of Lot 107, La Lomita Irrigation and Construction Company's (Hoit) Subdivision, Hidalgo County, Texas; 4500 North 29th Street **(REZ2026-0130)**

5. Rezoning from A-O (Agricultural and Open Space-OC) District to M-2 (Regional Mixed Use-UDC) District: 7.321-acre tract of land out of Lots 29, 30, 31 and 38, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 2100 South Ware Road **(REZ2026-0131)**

6. Rezoning from A-O (Agricultural and Open Space-OC) District to R-1 (Low-Density Residential-UDC) District: 4.936-acre tract of land out of Lots 29, 30, and 31, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 4001 Uvalde Avenue **(REZ2026-0132)**

c) CONDITIONAL USE PERMITS:

1. Request of John A. Simon for a Conditional Use Permit, for two years, and the adoption of an ordinance for a bar (Simon Sez) at Lot 23, Continental Trade Center Subdivision, Hidalgo County, Texas, 2007 Orchid Avenue. **(CUP2026-0067)**

2. Request of Ricardo and Melinda Vega, on behalf of Maddie's Pumpkin Patch, for a Conditional Use Permit, for one year, and the adoption of an ordinance for an event center (Picture Venue) at 4.983 Acres out of Lot 78, La Lomita Irrigation and Construction Company (Hoit) Subdivision, Hidalgo County, Texas, 6712 North Bentsen Road. **(CUP2026-0068)**

d) SUBDIVISION:

1. A resubdivision of "Lot 1, Villas at Tres Lagos Phase I Subdivision" into proposed "Villas at Tres Lagos Phase II Subdivision" Hidalgo County, Texas; 5600 Tres Lagos Blvd **(SUB2025-0159)**

3) CONSENT:

a) 7-11 McAllen Subdivision, 201 Dallas Avenue, Vaquero Ventures Management, LLC; **(SUB2026-0116) (Final) MH**

b) Stonegate at Jackson Subdivision, 3912 South Jackson Road, Skyline Valley Development, LLC; **(SUB2026-0115) (Final) MH**

c) Row at Park Place Subdivision, 1200 Freddy Gonzalez Road, Auriel Investments; **(SUB2026-0101) (Final) MH**

d) The Embers III Subdivision, 9901 North 10th Street, MDG Investment Group, LLC; **(SUB2026-0102) (Final) QHA**

4) SUBDIVISIONS:

a) LivSmart Subdivision, 901 South 29th Street, Stay in McAllen, LLC; **(SUB2026-0107) (Final) SEC**

b) Plaza D5 Commons Subdivision, 2900 Trenton Road, Global Projects and Developments; **(SUB2025-0081) (Revised Final) BIG**

c) Villas at Trenton Subdivision, 8000 North Ware Road, 3400 N Auburn Ave, LLC/Alvaro Gonzalez; **(SUB2026-0060) (Revised Final) RJC**

d) Villa Floresta Subdivision, 3900 North Bicentennial Boulevard, Four Stones Construction; **(SUB2026-0016) (Revised Preliminary) IEG**

e) McDonald's 42-3865 McAllen Subdivision, 3500 South Jackson Road, McDonald's Corporation; **(SUB2026-0111) (Preliminary) AEC**

f) Multidisciplinary Clinic Subdivision, 5017 North Jackson Road, Vargas Alvarez Investments, LLC; **(SUB2026-0112) (Preliminary) MH**

g) Yale Corner Subdivision, 10301 North 10th Street, AVL, LP; **(SUB2026-0113) (Preliminary) SEC**

5) INFORMATION ONLY:

ADJOURNMENT:

IF ANY ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT (681-1250) 72 HOURS BEFORE THE MEETING DATE. WITH REGARD TO ANY ITEM, THE PLANNING & ZONING COMMISSION MAY TAKE VARIOUS ACTIONS, INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR PARTICULAR ACTION AT A FUTURE DATE.

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, August 18, 2026 at 3:30 p.m. at the McAllen City Hall, 3rd. Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Marco Suarez	Chairperson
	Gabriel Kamel	Vice Chairperson
	Emilio Santos Jr.	Member
	Jesse Ozuna	Member
	Raul Sesin	Member
	Isela V. Rios	Member
Absent:	Amanda Gomez	Member
Staff Present:	Martin Canales	Assistant City Attorney III
	Eduardo Garza	Development Coordinator
	Omar Sotelo	Planning Director
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Noah Del Bosque	Planner III
	Nicolas Lopez	Planner II
	Jonathan Gutierrez	Technician I
	Jorge Gutierrez	Designer
	Florencio De La Cruz	Designer/Subdivision Coord
	Luis Hernandez	Capital Project Engineer
	Esteban Hernandez	Designer
	Herbert Camacho	Designer
	Valerie Ramos	Administrative Assistant

CALL TO ORDER – 3:30 pm Mr. Marco Suarez, Chairperson
PLEDGE OF ALLEGIANCE
INVOCATION. Mr. Jesse Ozuna

1) MINUTES:

a) Approval of August 4, 2026 meeting minutes.

Being no discussion, Board member Emilio Santos motioned to approve the minutes. Mr. Jesse Ozuna second the motion with five members present and voting.

2) PUBLIC HEARING:

a) ROUTINE ITEMS CITY INITIATED REZONINGS: (All Rezoning's listed under this section come with a favorable recommendation from Planning & Zoning Staff and will be enacted by one motion. However, if there is opposition at the meeting or a discussion is desired, that item(s) will be removed from the Routine Items section of the agenda and will be considered separately.)

1. **Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from A-O (Agricultural and Open Space-OC), R-1 (Single-Family Residential-OC) and C-3 (General**

Business-OC) Districts under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0116:

QUINTA MAZTLAN LOT 1
600 Sunset Drive
500 and 804 Bales Road (PID: 674016 and 175515)
700 Sunset Drive (PID: 675893)
2801 South 10th Street (PID: 189372)

2. **Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC) and C-3L (Light Commercial-OC) Districts under the Old Code (OC) to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0117:

2700 South McColl Road (PID: 1351918)

3. **Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from C-3 (General Business-OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0118:

RIDGE PLAZA
1200-1424 East Savannah Avenue
1900-2108 South “M” Street
2108 and 2109 East Vermont Avenue
1901, 2101 and 2109 South “K” Center Street
1900 and 1912 South Jackson Road
2108 East Ridge Road
ESPENSEN ACRES LOTS 2-4
2312, 2400 and 2412 South Jackson Road
JACKSON MEADOWS LOTS 66C-66G AND 67C-67W
2500, 2512, 2600, 2608 and 2616 South Jackson Road
2700, 2704, 2708, 2712, 2716, 2720, 2724, 2728, 2732, 2736, 2740, 2800, 2804, 2808, 2812, 2816, 2820, 2824, 2828, 2832 and 2836 South Jackson Road
LAS CANADAS LOTS 1-19 BLOCK 1
2900, 2902, 2904, 2906, 2910, 2912, 2914, 2916, 2918, 3000, 3002, 3004, 3006, 3010, 3012, 3014, 3016, 3018 and 3020 South Jackson Road
VILLA HERMOSA BLOCKS 1-2
3400 and 3500 South Jackson Road
1400 East Savannah Avenue (PID: 645218)

4. **Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0120:

7600, 8000, and 8124 South McColl Road Rear (PIDs: 290334, 290341 and 290343)

5. **Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC), A-O (Agriculture & Open Space-OC), and I-1 (Light Industrial-OC) Districts under the Old Code (OC) to A-O (Agricultural & Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0121:

7100 South McColl Road Rear (PID: 290333)
7201 and 7524 South 10th Street (PID: 644853 and 189956)

6. **Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0122:

RIVER VALLEY LOT 1
700 South Jackson Road
JACKSON GARDENS LOTS A-B
800 and 808 South Jackson Road
JACKSON CROSSING CENTER SUBDIVISION, Lots 1-7
820, 900 and 920 South Jackson Road
1301, 1317, 1401 and 1417 East Jackson Avenue
WALMART NO. 2 LOTS A, 1, 3, 4, 7
1100 East Jackson Avenue
1200 East Jackson Avenue
1402 South Jackson Road
1410 South Jackson Road
1412 East Jackson Road
Lot 2A Wal-Mart Subdivision No. 2, Lot 2A
1300 East Jackson Road
STATION 1 LOT 1
1501 South “K” Center Street
JACKSON PLAZA LOT 1
1100 South Jackson Road
LAS MISIONES LOT 1
1328 South Jackson Road
SOUTH TEXAS MEDICAL PARK LOTS 1-13
1201, 1301, 1309, 1401 and 1409 East Ridge Road
1601 and 1609 South “K” Center Street
1301, 1309, 1317 and 1325 East Quebec Avenue
1600 and 1608 South Jackson Road
1108 East Jackson Avenue and Rear, 1208, 1224, 1300 East Jackson Avenue and Rear, 1400, 1412 East Jackson Avenue and Rear, 1420, 1428 East Jackson Avenue and Rear (PID: 508167, 508166, 550569, 550570, 550567, 550568, 508160, 508161, 508165, 508164, 510811, 510813, 510808 and 510810)
2000, 2020, 2200, 2216 and 2300 South Jackson Road (PID: 507988, 231201,

231196, 231199 and 231194)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a6. There was none.

Being no discussion, Chairperson Mr. Gabriel Kamel moved to approve the city initiated rezoning request. Mr. Jesse Ozuna second the motion with six members present and voting.

b) REZONING:

1. Rezoning from R-1 (Low Density Residential-UDC) District to R-2 (Medium Density Residential-UDC): Lot 11, Block 3, Colonia McAllen Subdivision, Hidalgo County; 2700 South 26½ Street. **(REZ2026-0115)**

The subject property is located at the southwest corner of Jordan Road and South 26½ Street.

The applicant is requesting to rezone the property to R-2 (Medium-Density Residential-UDC) District for a proposed duplex development.

The adjacent properties are zoned R-1(Low Density Residential-UDC) to the south, west, and north, and R-2 (Medium-Density Residential-UDC) to the east.

The current land use of the subject property is a single-family residential home. Surrounding uses include a church, fourplexes, apartments, and single-family residences.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete communities allow duplexes and small multi-family development to create diversity in housing choices.

The development trend in this area is single and multi-family residential along Jordan Road.

The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It also follows the existing zoning and development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

Staff recommends approval of the rezoning request.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Vice chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Mr. Emilio Santos second the motion with six members present and voting.

2. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) a 1.952 acre tract of land out of Lot 109, Pride O' Texas Subdivision, Hidalgo County, Texas; 3800 State Highway 107. **(REZ2026-0124)**

The subject property is located on the northeast corner of State Highway 107 and North Ware Road.

The owner is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for a proposed gas station and convenience store with gasoline sales.

The adjacent properties are zoned C-3 (General Business-OC) in all directions, and A-O (Agriculture and Open Space-OC) to the southeast.

The subject property is currently vacant. Surrounding uses include residential, commercial, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial.

The development trend in this area is commercial.

The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It also does follow the existing zoning trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

Staff recommends approval of the rezoning request.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Board Member Mr. Jesse Ozuna moved to approve the rezoning request. Mr. Gabriel Kamel Second the motion with six members present and voting.

c) CONDITIONAL USE PERMIT:

1. Request of Garman Real Estate Development LLC, for a Conditional Use Permit, for life of Use, and the adoption of an ordinance for an Associated Recreation at Lot 1, Northwest Creek Subdivision, Hidalgo County, Texas; 10421 North 34th Street **(CUP2026-0060)**

The subject property is located along the west side of North 34th Street, South of Brazos Avenue, and is zoned R-2 (Duplex-Fourplex-OC) District. Adjacent zoning is R-3T (Multifamily Residential Townhomes-OC) District to the west, R-2 (Duplex-Fourplex-OC) District to the south and east, and A-O (Agriculture and Open Space-OC) to the north. An associated recreation center is allowed in an R-2 (Duplex-Fourplex-OC) District with a Conditional Use Permit and in compliance with all requirements.

Northwest Creek Subdivision was recorded on February 23, 2026. This is the first CUP application for this property.

The property is currently vacant. The applicant is proposing to build and operate a 11,887.5 sq. ft. outdoor activity space for residents on this property. The proposed hours of operation are 6:00 a.m. to 9:00 p.m. The submitted site plan depicts a playground area, half basketball court, and a full volleyball court, a canopy structure for several tables and seating area. The proposed facility will provide no parking spaces as customer asserts it is within walking distance of residents who will use the facility. The applicant provided community amenity use policy, depicting that the number of guests are limited to a maximum of 3 per unit and the HOA will manage the use of the common area and parking in the subdivision.

The site plan must comply with all requirements on the building permit, including setbacks, landscaping, parking, etc. The proposed clubhouse must also comply with the following specific requirements:

1) No form of pollution shall emanate beyond the immediate property line of the permitted use; An 8 foot masonry wall is required on the west side of the property;

2) Additional reasonable restrictions or conditions such as open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use. No off-street parking spaces are proposed. No parking is allowed on Brazos Avenue for the proposed associated recreation;

3) The associated recreation shall comply with requirements established for accessory uses. The recreation areas proposed are for the use of the overall development;

4) The associated recreation shall be customarily incidental to and maintained and operated as a part of the primary residential use. The recreation areas will be maintained by the Homeowner's Association/Public Improvement District (PID);

5) The associated recreation shall not be hazardous to and does not impair the uses or enjoyment of nearby residential uses in a greater degree than the residential uses;

6) The associated recreation shall not add to levels of noise, odor, vibration and lighting or degrees of traffic congestion, dust or pollutants, in a greater amount than the adjacent residential uses.

If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

Staff has not received any phone calls, emails, or letters in opposition to this request.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the conditional use permit. There was none.

Being no discussion, Board Member Mr. Emilio Santos moved to approve the conditional use permit. Ms. Isela V. Rios Second the motion with six members present and voting.

2. Request of Sarahi Duarte, on behalf of Monroe Cigar Bar LLC, for a Conditional Use Permit, for one year and the adoption of an ordinance for a bar/lounge (Cigar Lounge) at the west 69.5 feet of Lot 11 and East 49.5 feet of Lot 10, Block 2, Doss Addition Subdivision, Hidalgo County, Texas; 803 North 10th Street **(CUP2026-0063)**

The subject property is located at the northwest corner of Hackberry Avenue and North 10th Street, and is zoned C-3 (General Business-OC) District. Adjacent zoning is R-1 (Single-Family Residential-OC) District to the west, C-3 (General Business-OC) to the north and east, and CC-UT (City Core Uptown-UDC) to the south. A bar/lounge is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

Doss Addition was recorded on August 29, 1926. This is the first CUP for a bar for the subject property.

The applicant is proposing to operate a bar/lounge from 887 sq. ft. lease space. The proposed days and hours of operation are Monday through Thursday from 5:00 p.m. to 12:00 a.m. and Friday through Saturday from 5:00 p.m. to 2:00 a.m. The proposed bar/lounge must comply with all conditions of Section 138-118(a)(4) of the ordinance, including, but not limited to the following:

1) The property line of the lot of any of the abovementioned businesses must be at least 300 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The property is within 300 feet from residences, residentially zoned properties and a church.

2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to North 10th Street;

3) The abovementioned businesses must provide parking in accordance with the city off street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage of the establishment where the bar/lounge is proposing to operate, 9 parking spaces are required and 25 are provided as part of the common parking area. The parking lot must be properly striped and maintained free of potholes.

4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

If approval is granted, the applicant must sign an acknowledgement and agreement to all conditions.

Staff has not received any phone calls, emails, or letters in opposition to this request.

Staff recommends disapproval of the request, based on noncompliance with requirement #1 (distance) of Section 138-118(a)(4) of the Zoning Ordinance.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the conditional use permit. There was none.

Being no discussion, Board Member Mr. Gabriel Kamel moved to approve the conditional use permit. Mr. Emilio Santos Second the motion with six members present and voting.

3. Request of Abdelhadi Mohd Al-Hatabeh, on behalf of Hatabeh Group LLC, for a Conditional Use Permit, for one year and the adoption of an ordinance for a smoke shop (CYBERSKUNK) at Lot A, Colbert's Addition, Hidalgo County, Texas; 2017 South 10th Street STE C **(CUP2026-0064)** **Withdrawn**

Mr. Nicolas Lopez Notified Board members case was withdrawn.

No motioned was made for this case

3) CONSENT:

a) Bravac Park Subdivision, 421 South Ware Road, Southmost Solutions, LLC; **(SUB2026-0109) (Final) SEA**

b) Coastal King - McAllen Subdivision, 11600 North 23rd Street, Coastal King, LTD/Robert Hart; **(SUB2026-0106) (Final) RGEC**

c) ISMJ Subdivision, 3300 South Jackson Road, ISMJ Retail Partners; **(SUB2026-0110) (Final) BOWMAN**

d) Kerria Center Subdivision, 3700 North 23rd Street, Jim & Mary Kay Moffitt Family, LTD; **(SUB2025-0029) (Revised Preliminary) (6-Month Extension) SEC**

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the Consent subdivision. There was none.

Being no discussion, Board Member Mr. Gabriel Kamel moved to approve the consent items from 3a-3d. Mr. Jesse Ozuna Second the motion with six members present and voting

4) SUBDIVISIONS

a) Star Subdivision, 401 East Dicker Road, Star Clothing, LLC; **(SUB2026-0072) (Revised Preliminary) REGA**

Mr. Noah Del Bosque stated property located on 401 East Dicker Road, 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. The subdivision is facing E. Dicker Road. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-4 (Commercial Industrial) Proposed: I-1 (Light Industrial-UDC). Zoning Ordinance: Article V. Traffic Impact Analysis (TIA) required prior to final plat.

Staff recommends approval of the subdivision in Revised Preliminary Form, subject to the conditions noted, drainage, and utilities approval; and disapproval of the variance request.

Project Engineer Mr. Raul Garcia was present representing the applicant Mr. Ramiro Gutierrez

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the subdivision in revised preliminary form including variance request. Mr. Gabriel Kamel Second the motion with six members present and voting.

b) Pecan Plaza Subdivision, 4801 Pecan Boulevard, REA General Contractors; (SUB2026-0076) (Revised Preliminary) M&H

Ms. Natalie Moreno stated the property located on 4801 Pecan Boulevard, 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 60 ft Paving: 16 ft. Alley/service drive easement required for commercial properties/ multi family. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. Subdivision Ordinance: Section 134-106. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this

time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Submitted application show proposed land use as commercial. Any changes would require rezoning prior to final. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Must comply with City's Access Management Policy. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. The area currently labeled as "Common Area" shall be revised and identified as a platted lot (e.g., Lot A, Common Area). Please provide a specific designation for the lot and clarify its intended purpose. A variance was submitted by the engineer, and it will be heard at the planning and zoning meeting of August 18, 2026 and city commission on September 28, 2026.

Staff recommends approval of the subdivision in revised preliminary form, subject to drainage and utility approval and approval of the variance request.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in revised preliminary form Including variance request. Mr. Raul Sesin Second the motion with six members present and voting.

c) Camp McAllen Subdivision, 8601 North 23rd Street, City of McAllen; (SUB2026-0105) (Preliminary) COM

Ms. Natalie Moreno stated the property located on 8601 North 23rd Street, Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Rear: In accordance with the zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. The lot fronting N. 23rd Street. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: A-O (agricultural & open space) (R-1) Single-Family Residential Proposed: A-O (agricultural & open space) (R-1) Single-Family Residential. No rezoning has been submitted or requested. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. No rezoning has been submitted or requested. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park fees will apply for residential and multifamily development. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park fees will apply for residential and multifamily development.

Pending review by the Parkland Dedication Advisory Board and CC. Park fees will apply for residential and multifamily development. Traffic Impact Analysis (TIA) required prior to final plat. Buffer notes must be on separate plat note. Sidewalk plat note has streets that do not pertain to this subdivision. CUP (Conditional Use Permit) will be required for Institutional Use in an A-O & R-1. If rezoning requirements may change. Location map on the 2nd page of the plat is showing a different subdivision, not the one that is submitted. Please revise as applicable. Any abandonments must be done by separate process and not by plat. Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. There is an existing structure on the plat, is that a residential home? Please clarify with staff, prior to final. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in preliminary form, subject to conditions noted, drainage and utility approval.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Mr. Raul Sesin Second the motion with six members present and voting.

5) INFORMATION ONLY:

Planning Director, Mr. Omar Sotelo was informing board members on the city commission cases that were presented in the meeting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Board member Emilio Santos adjourned the meeting at 3:58 p.m. with Mr. Gabriel Kamel second the motion with six members present and voting.

_____
Marco Suarez, Chairperson

ATTEST**:** _____
Valerie Ramos, Administrative Assistant

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

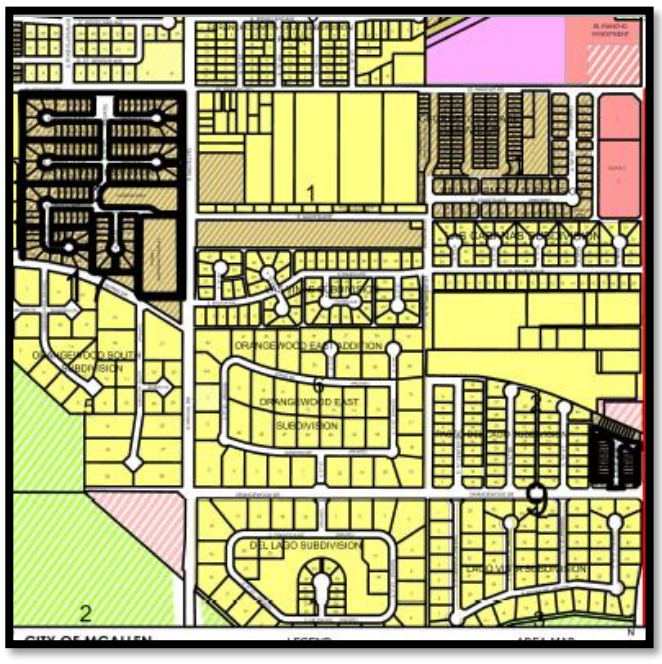
DATE: September 8, 2026

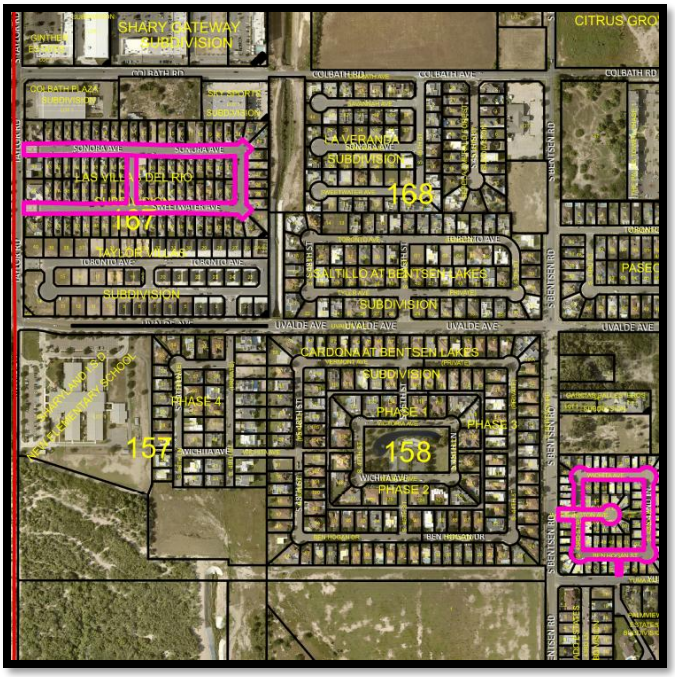
SUBJECT: **REZONING FROM R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSE-OC) DISTRICT AND R-3C (MULTIFAMILY RESIDENTIAL CONDOMINIUM-OC), TO R-3 (HIGH DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0127:

2401 South Bentsen Road (PID: 720045)
1913 South Taylor Road (PID: 1067667)
600 East El Rancho Road (PID: 685729)
1401 South "M" Lane (PID: 353027)

LOCATION: The subject properties are located between South Taylor Road and South Jackson Road and Colbath Road and Orangewood Drive.





PROPOSAL: The City of McAllen is requesting to rezone the properties to R-3 (High-Density Residential-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Low Density Residential-UDC), R-1 (Single Family Residential-OC) A-O (Agricultural and Open Space-UDC) District, C-2 (Regional Commercial-UDC) District, I-1 (Light Industrial-UDC) and R-3 (High-Density Residential-UDC) District.

LAND USE: The subject properties are currently multifamily family residential. Surrounding uses include single family residential, commercial uses and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

DEVELOPMENT TRENDS: The development trend in the surrounding areas are single family and multifamily residential.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

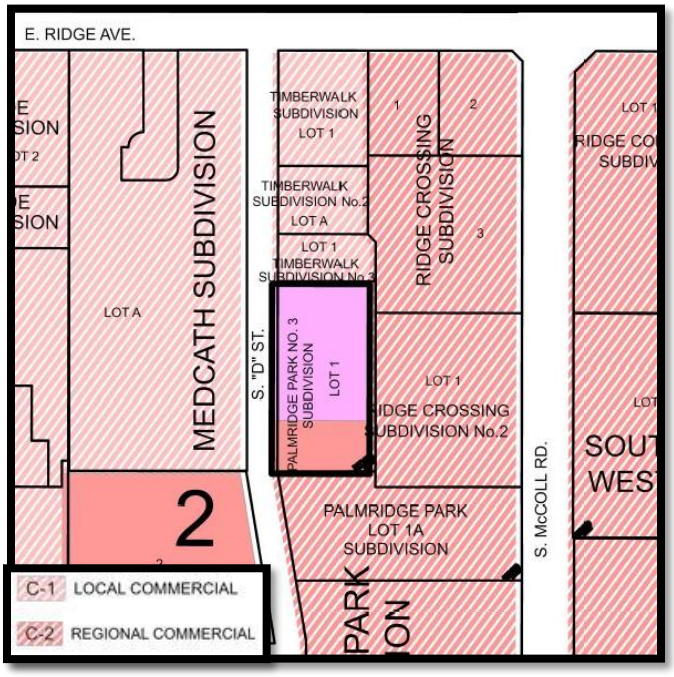
FROM: Planning Staff

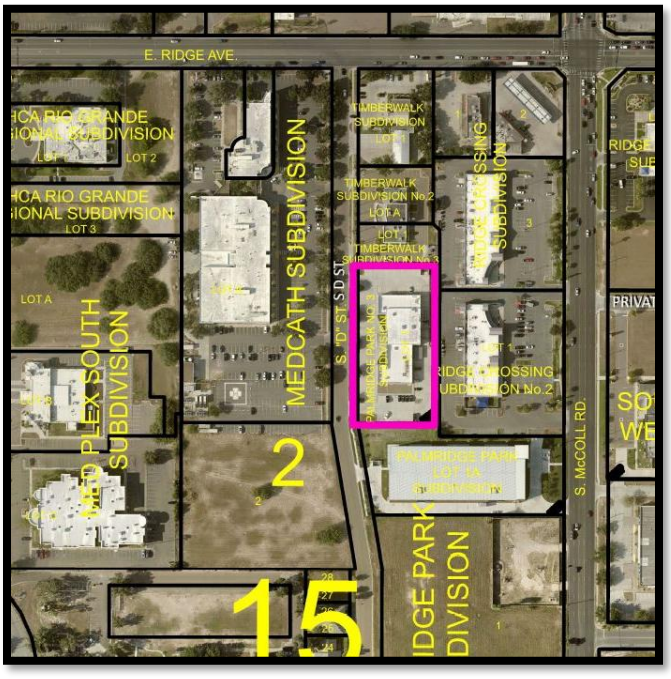
DATE: September 8, 2026

SUBJECT: **REZONING FROM C-1 (OFFICE BUILDING-OC) AND C-3 (GENERAL BUSINESS-OC) DISTRICTS UNDER THE OLD CODE (OC) TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0128:
2001 South "D" Street (PID: 20828029)

LOCATION: The subject property is located along south "D" Street South of East Ridge Road.





PROPOSAL: The City of McAllen is requesting to rezone the property to C-1 (Local Commercial -UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned C-1 (Local Commercial -UDC) District, to the north and west and C-2 (Regional Commercial-UDC) District, to the east and south.

LAND USE: The subject property is an office. The surrounding land uses include office buildings, and medical offices.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial. Regional Commercial areas consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retain uses, generally along major roadway corridors.

DEVELOPMENT TRENDS: The development trend along South “D” Street is commercial.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

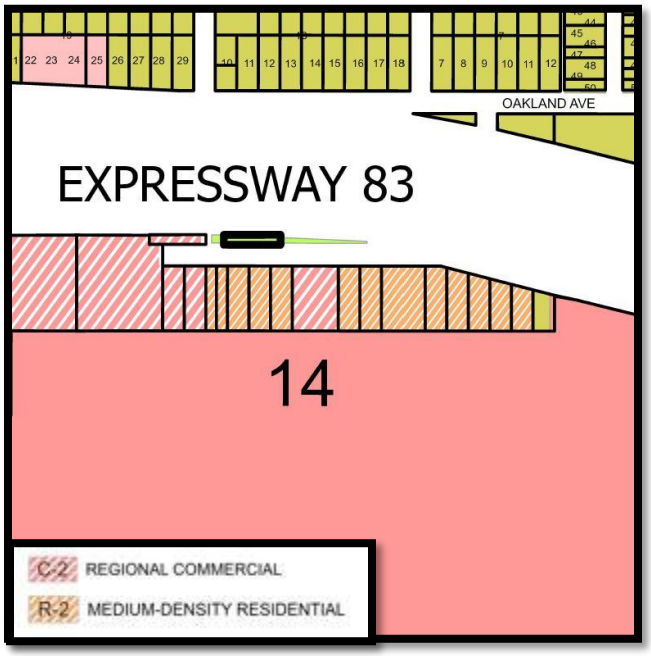
FROM: Planning Staff

DATE: September 8, 2026

SUBJECT: **REZONING FROM A-O (AGRICULTURAL AND OPEN SPACE-OC) DISTRICT UNDER THE OLD CODE (OC) TO A-O (AGRICULTURAL AND OPEN SPACE-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0129:
2001 Expressway 83 (PID: 201282)

LOCATION: The subject property is located between Expressway 83 and Portland Avenue.



PROPOSAL: The City of McAllen is requesting to rezone the property to A-O (Agricultural and Open Space -UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-2 (Medium Density Residential-UDC) District, C-2 (Regional Commercial-UDC) District, to the south.

LAND USE: The subject property is currently vacant. Surrounding uses include residential homes, commercial uses, and vacant Lots.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial. Regional Commercial areas consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retain uses, generally along major roadway corridors.

DEVELOPMENT TRENDS: The development trend along Expressway 83 is commercial.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

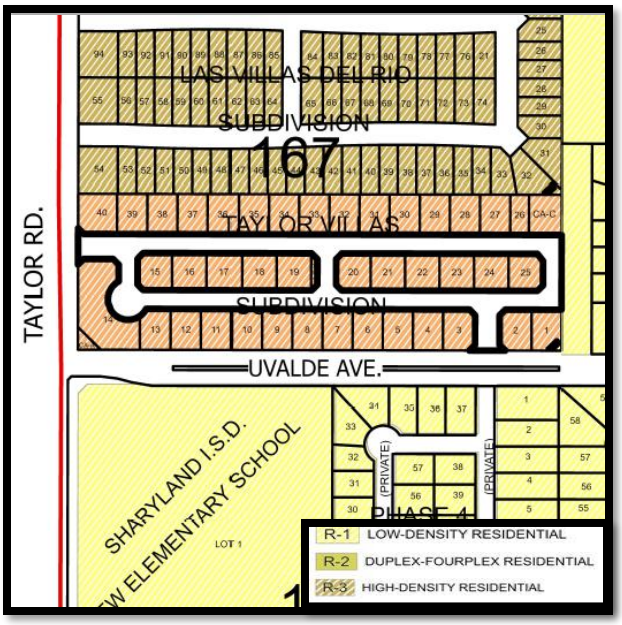
FROM: Planning Staff

DATE: September 8, 2026

SUBJECT: **REZONING FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL-OC) DISTRICT, R-2 (MEDIUM DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0133:
2021 South Taylor Road (PID: 351418)

LOCATION: The subject properties are located along South Taylor Road and Uvalde Avenue.



PROPOSAL: The City of McAllen is requesting to rezone the properties to R-2 (Medium-Density Residential-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-3 (High Density Residential-UDC) District, to the north, and R-1 (Low-Density Residential-UDC) District, to the east and south and City of Mission is to the west.

LAND USE: The subject properties are currently multifamily residential. Surrounding uses include multifamily residential, single family residential, and Bentsen Elementary School.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

DEVELOPMENT TRENDS: The development trend along South Taylor Road is multifamily residential, and commercial.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

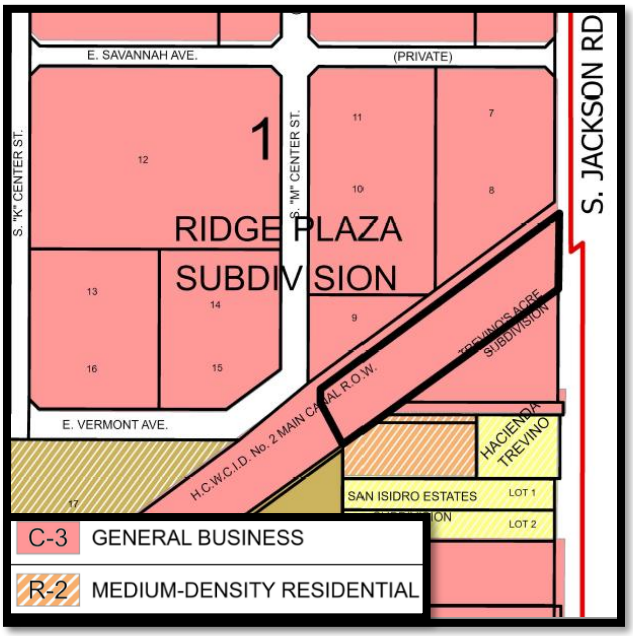
FROM: Planning Staff

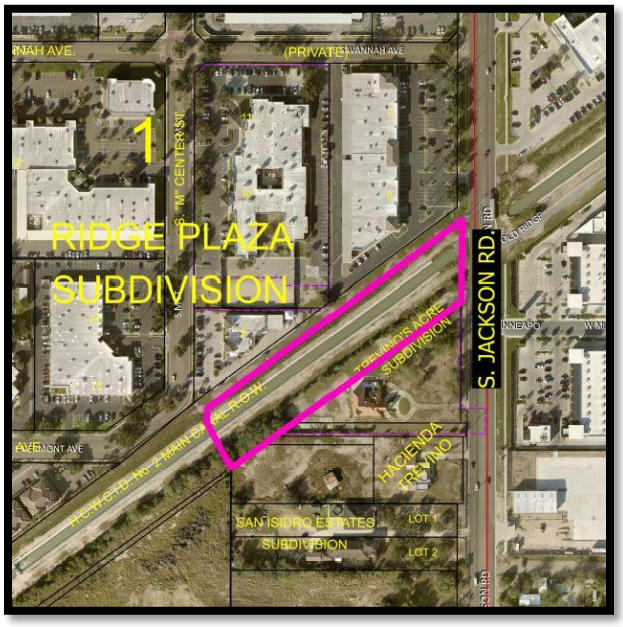
DATE: September 8, 2026

SUBJECT: **REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT, A-O (AGRICULTURAL AND OPEN SPACE-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0134:
1924 South Jackson Road (PID: 231202)

LOCATION: The subject property is located along South Jackson Road, south of East Savannah Avenue.





PROPOSAL: The City of McAllen is requesting to rezone the properties to A-O (Agricultural and Open Space-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent property is zoned C-3 (General Business-OC) District to the north, west and south, R-2 (Medium Density Residential-UDC) District to the South and City limit is to the east.

LAND USE: The subject property is currently a canal that belongs to Hidalgo County Water District # 2. Surrounding uses include commercial uses, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as R.O.W.

DEVELOPMENT TRENDS: The development trend along South Jackson Avenue is Regional Commercial and Complete Communities.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

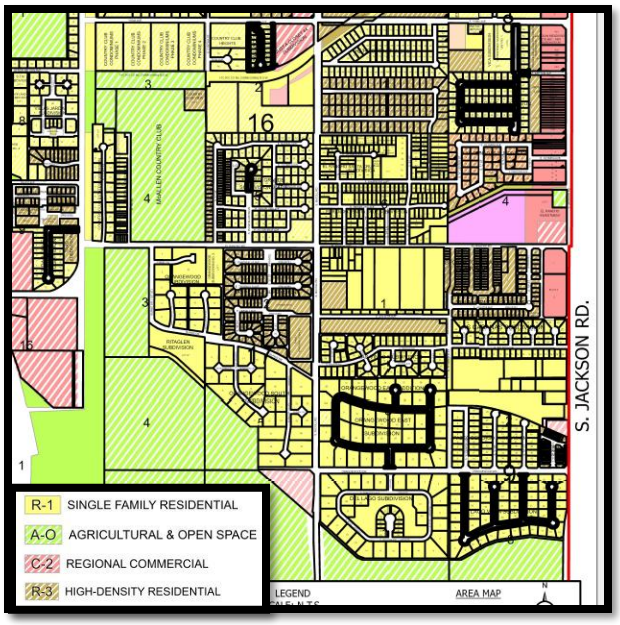
DATE: September 8, 2026

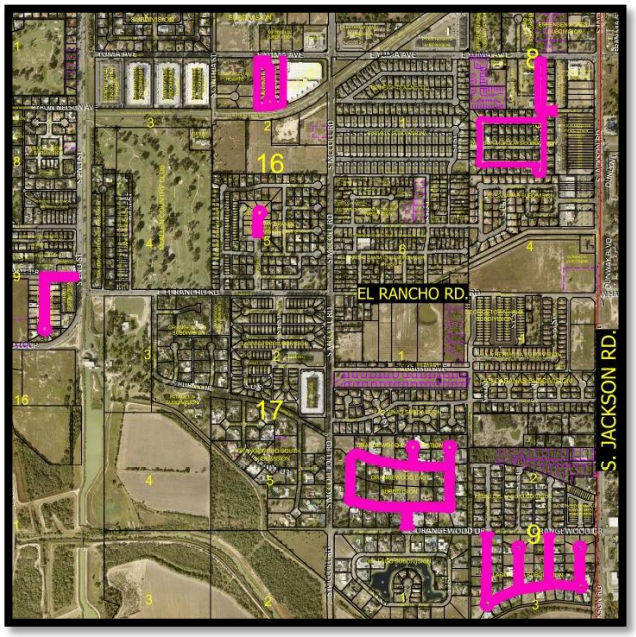
SUBJECT: **REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0135:

4601 and 4901 Uvalde Avenue (PID: 654878 and 708306)
2300 and 2400 South 44th Street (PID: 981558 and 654923)
3200 South 2nd Street (PID: 697151)
400 and 1400 East Yuma Avenue (PID: 1013315 and 715437)
4371 Yuma Avenue (PID: 1124393)
901 and 1200 East Orangewood Drive (PID: 562731 and 711884)
901 East Burns Drive (PID: 670105)
4301 Neuhaus Drive (PID: 20834231)
501 East Pineridge Avenue (PID: 1183314)
301 Byron Nelson Avenue (PID: 315735)

LOCATION: The subject properties are located between Yuma Avenue and Orangewood Drive and between South Jackson Avenue and 2nd Street Loop.





PROPOSAL: The City of McAllen is requesting to rezone the properties to R-1 (Low-Density Residential-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Low Density Residential-UDC), A-O (Agricultural and Open Space-OC) District, C-2 (Regional Commercial-UDC) District, and R-3 (High-Density Residential-UDC) District.

LAND USE: The subject properties are currently single family residential. Surrounding uses include single and multi-family residential, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

DEVELOPMENT TRENDS: The development trend along Uvalde Avenue is single family and multifamily residential.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

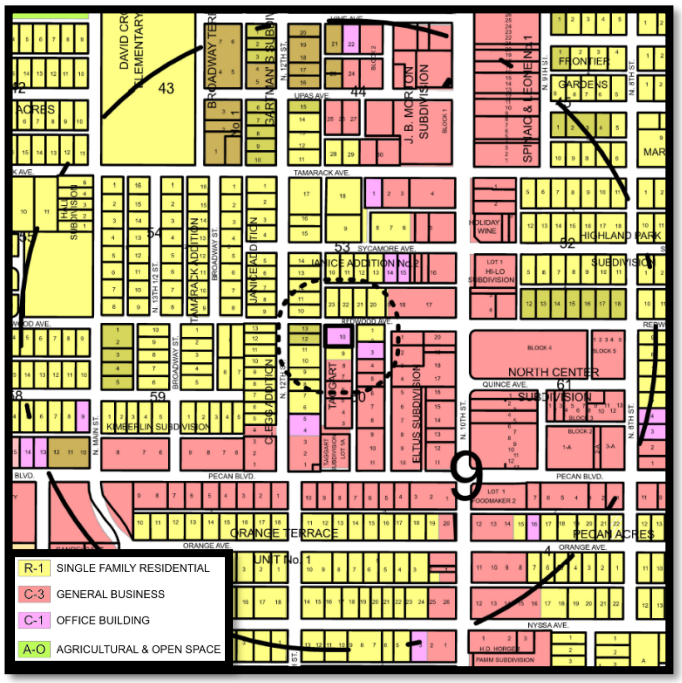
TO: Planning and Zoning Commission

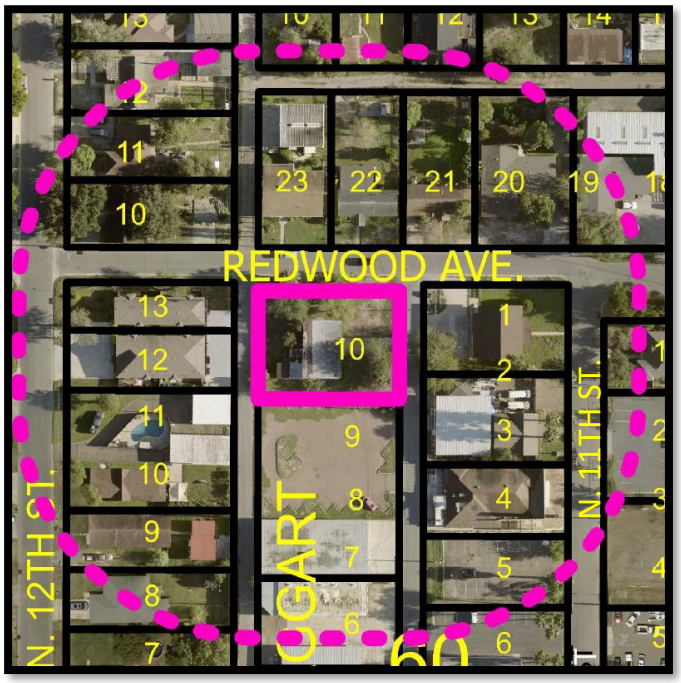
FROM: Planning Staff

DATE: September 8, 2026

SUBJECT: **REZONING FROM C-1 (OFFICE BUILDING-OC) DISTRICT TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT: LOT 10, TAGGART SUBDIVISION, HIDALGO COUNTY, TEXAS; 1115 REDWOOD AVENUE (REZ2026-0123)**

LOCATION: The subject property is located south of Redwood Avenue, east of North 12th Street, and west of North 11th Street.





PROPOSAL: The applicant is requesting to rezone the property to C-1 (Local Commercial-UDC) District for a proposed office building.

ADJACENT ZONING: The adjacent properties are zoned R-1(Single Family Residential-OC) District in all directions, R-2 (Duplex Fourplex Residential-OC) District to the west, C-1 (Office Building-OC) Districts to the southeast.

LAND USE: There is a vacant building on the subject property. Surrounding uses include residential and office building.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

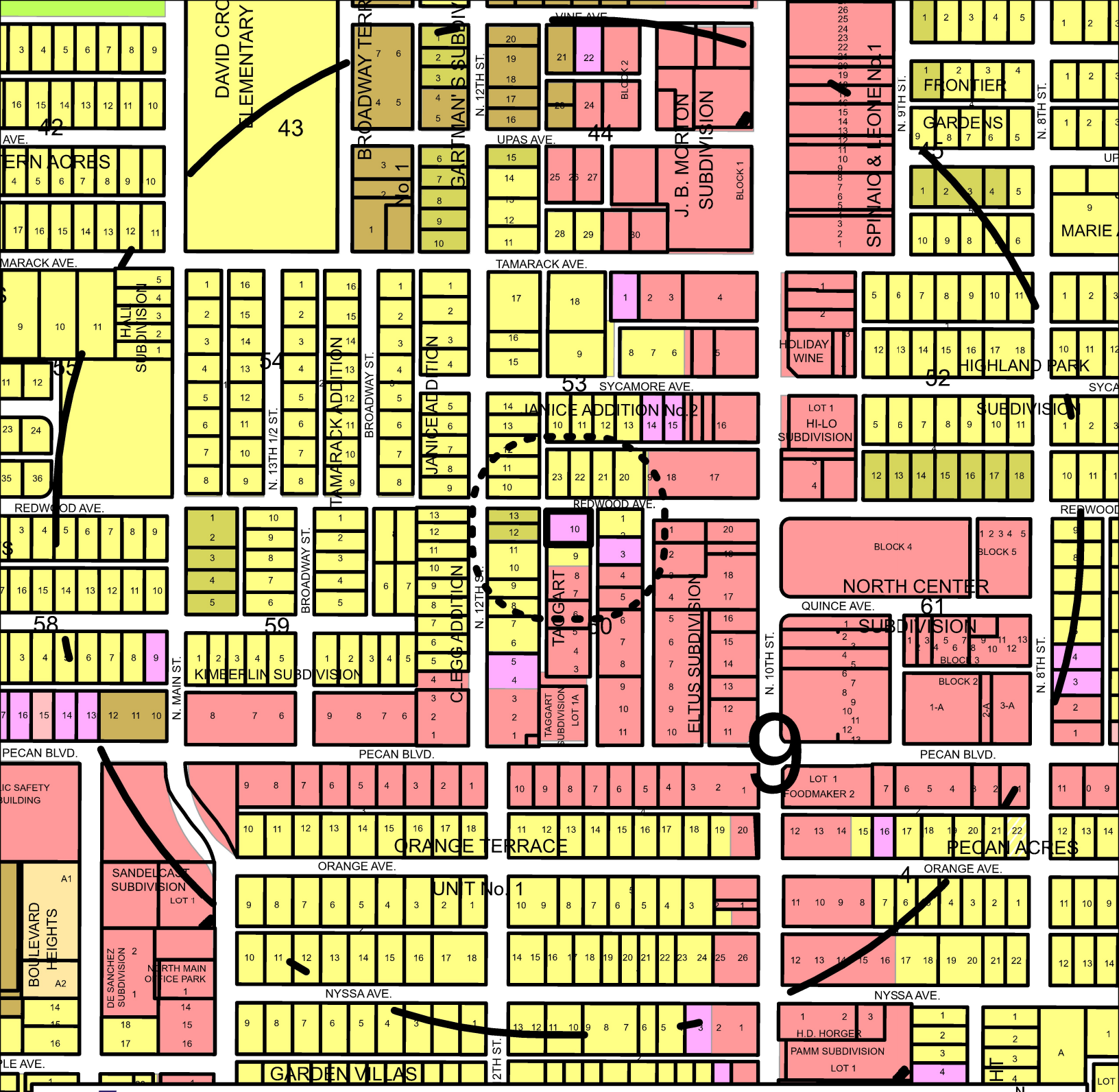
DEVELOPMENT TRENDS: The development trend in this area is residential and commercial.

ANALYSIS: The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It is also compatible with existing zoning of the properties and the zoning trend in the area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request.



CITY OF MCALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP

N
W E
S

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MI. RADIUS

OLD ZONE

- A-O (AGRICULTURAL & OPEN...)
- R-1 (SINGLE FAMILY RES...)
- R-2 (DUPLEX-FOURPLEX)
- R-3A (APARTMENTS)
- R-3C (CONDOMINUIMS)
- R-3T (TOWNHOMES)
- R-4 (MOBILE HOMES)
- C-1 (OFFICE BUILDING)
- C-2 (NEIGHBORHOOD COMM...)
- C-3 (GENERAL BUSINESS)
- C-3L (LIGHT COMMERCIAL)
- C-4 (COMMERICIAL IND...)
- I-1 (LIGHT INDUSTRIAL)
- I-2 (HEAVY INDUSTRIAL)

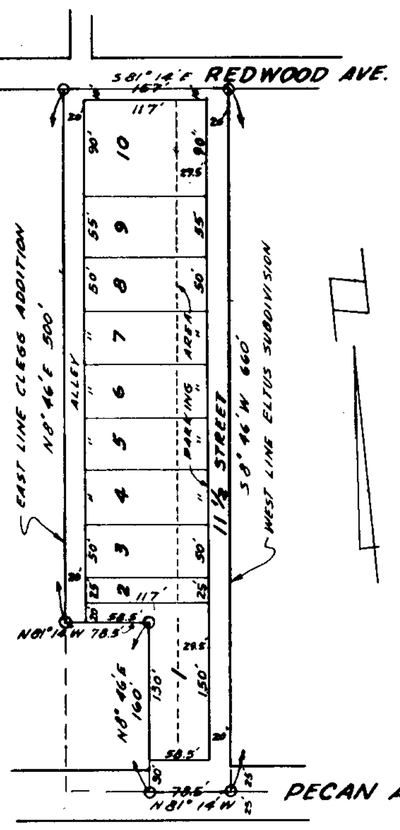
UDC ZONE

- A-O (AGRICULTURAL & OPEN...)
- R-1 (LOW DENSITY RES...)
- R-2 (MEDIUM-DENSITY RES...)
- R-3 (HIGH-DENSITY RES...)
- C-1 (LOCAL COMMERCIAL)
- C-2 (REGIONAL COMMERCIAL)
- I-1 (LIGHT INDUSTRIAL)
- I-2 (HEAVY INDUSTRIAL)
- M-1 (LOCAL MIXED USE)
- M-2 (REGIONAL MIXED USE)
- CC-DT (CITY-CORE DOWNTOWN)
- CC-UT (CITY-CORE UPTOWN)

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at http://www.mcallen.net. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.

9637

FILED FOR RECORD THIS DATE
AT 3:51 O'CLOCK P M.
JUL 2 - 1958
GEO. L. ANDERSON
County Clerk, Hidalgo County, Texas
By [illegible] Deputy



MAP OF TAGGART SUBDIVISION
McALLEN, TEXAS

BEING A SUBDIVISION OF THAT PART OF LOT 60, NORTHWEST 1/4 OF SECTION 9, HIDALGO CANAL CO.'s SUBDIVISION, OF PORCIONES 64, 65 & 66, HIDALGO COUNTY, TEXAS, LYING BETWEEN "CLEGG ADDITION" & "ELTUS SUBDIVISION," IN THE CITY OF McALLEN, TEXAS; EXCEPT A 78.5 FT. X 160 FT. TRACT OUT OF ITS SOUTHWEST CORNER.
CONTAINING 2.09 ACRES

SCALE: 1" = 100' DATE: 12-18-57

I, C. L. FABIAN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS PLATTED BY ME FROM SURVEY OF THE OUTSIDE BOUNDARIES OF SAME.

C. L. Fabian
C. L. FABIAN
REGISTERED PUBLIC SURVEYOR
Mc ALLEN, TEXAS

STATE OF TEXAS · C. L. FABIAN · No. 219 · REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
THAT I, MALCOLM D. TAGGART, OWNER OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP AND DO HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS THEREON SHOWN.

Malcolm D. Taggart
MALCOLM D. TAGGART

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MALCOLM D. TAGGART, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 7th DAY OF May A.D. 1958.

NOTARY PUBLIC · HIDALGO COUNTY, TEXAS

NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE Mc ALLEN ZONING AND PLANNING BOARD ON THIS THE 26th DAY OF February A.D. 1958.

Mc ALLEN ZONING AND PLANNING BOARD
By: V. E. Cook Jr.
V. E. COOK, JR. CHAIRMAN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF Mc ALLEN, TEXAS ON THIS THE 8th DAY OF May A.D. 1958.

CITY OF McALLEN · McALLEN, TEXAS

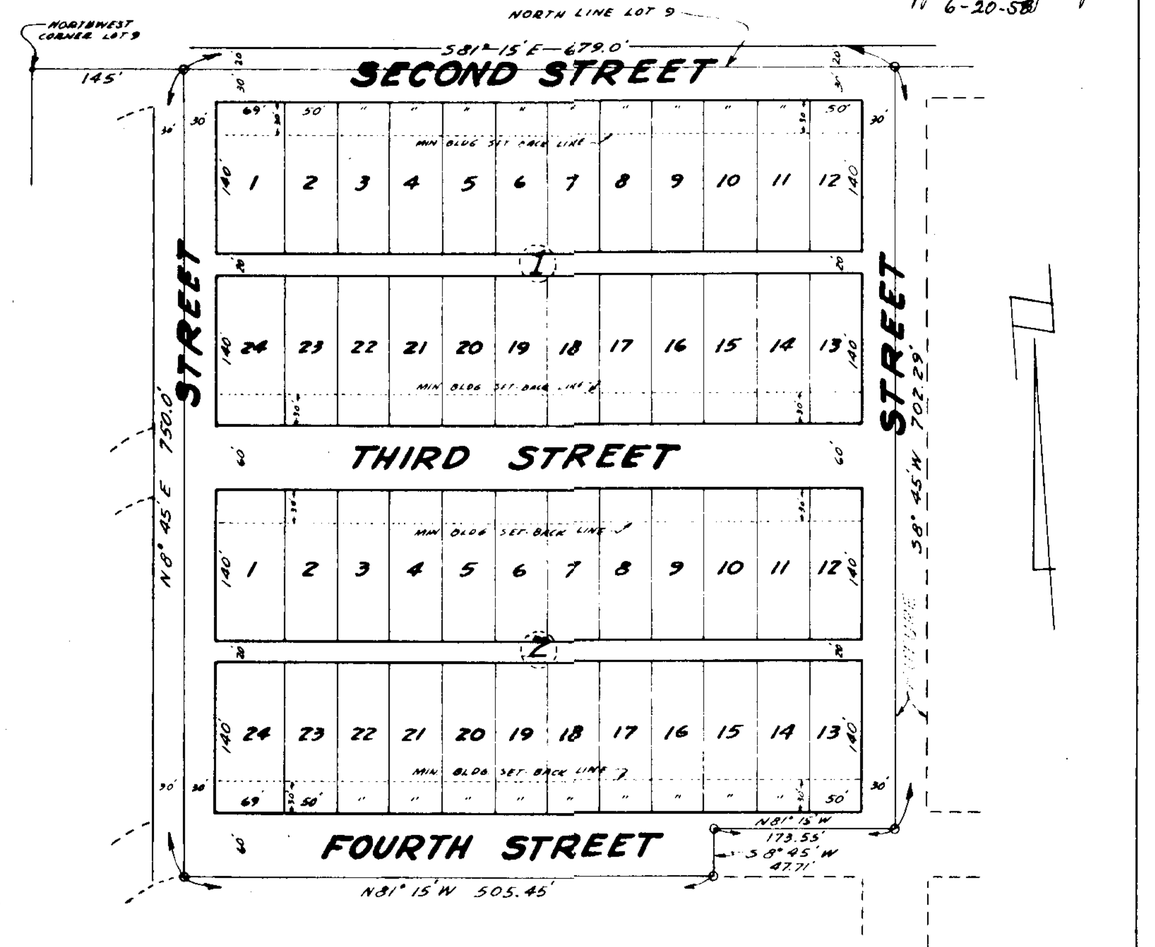
ATTEST:
H. L. HENSLEY, CITY SECRETARY

PHILLIP BOEYE, MAYOR

31.00

9201

Recommended for approval:
Clifford R. Langridge
6-20-58



MAP OF PALMS ADDITION
SAN JUAN, TEXAS

BEING A SUBDIVISION OF THE EAST 679.0 FEET OF THE WEST 824.0 FEET OF THE NORTH 750.0 FEET OF LOT 9, BLOCK 35, ALAMO LAND & SUGAR CO.'s SUBDIVISION, OF LOS TORRITOS, SANTA ANA & AGOSTADERO DEL GATO GRANTS, HIDALGO COUNTY, TEXAS; LESS AND EXCEPT A 47.71 FT. X 173.55 FT. TRACT OUT OF THE SOUTHEAST CORNER THEREOF.

SCALE: 1" = 100' DATE: 5-8-58

FILED FOR RECORD THIS DATE
AT 3:35 O'CLOCK P M.
JUN 24 1958
GEO. L. ANDERSON
County Clerk, Hidalgo County, Texas
By M Hartman Deputy

I, C. L. FABIAN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS PLATTED BY ME FROM SURVEY OF THE OUTSIDE BOUNDARIES OF SAME.

C. L. Fabian
C. L. FABIAN
REGISTERED PUBLIC SURVEYOR
Mc ALLEN, TEXAS

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
THAT WE, ELVIS RUSSELL AND ROBERT ROME, OWNERS OF THE LAND HEREON DESCRIBED DO HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP AND DO HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS THEREON SHOWN.

Elvis Russell
ELVIS RUSSELL

Robert Rome
ROBERT ROME

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ELVIS RUSSELL AND ROBERT ROME, OWNERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 11 DAY OF June A.D. 1958.

L L Colburn
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS
L. L. COLBURN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS ON THIS THE 2nd DAY OF June A.D. 1958.

W. B. Bormann
W. B. BORMANN, MAYOR

ATTEST:
Mary E. Joynes
CITY SECRETARY

$31.00

REZ2026-0123
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

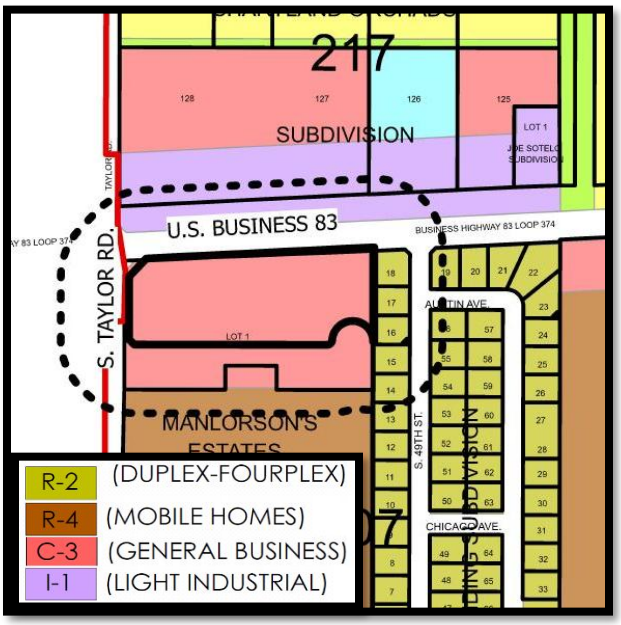
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 8, 2026

SUBJECT: **REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: 4.182 ACRES OUT OF LOT 1, BLOCK 1, MANLORSON'S ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS; 101 SOUTH TAYLOR ROAD (REZ2026-0125)**

LOCATION: The subject property is located on the southeast corner of US Business Highway 83 and South Taylor Road.



ADJACENT ZONING: The adjacent properties are zoned I-1 (Light Industrial-OC) District to the north, C-3 (General Business-OC) District and R-4 (Mobile Home and Modular Home-OC) District to the south and R-2 (Duplex-Fourplex Residential-OC) District to the east.

PROPOSAL: The applicant has requested to rezone the property to C-2 (Regional Commercial-UDC) District for commercial use.

LAND USE: Surrounding uses include multifamily residences and commercial, and industrial uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed-Use Corridors. Mixed-Use Corridors consist of residential and nonresidential land uses, putting housing nearby jobs and services, and specifically access to public transit options. Nonresidential uses will meet the needs of both those residents living in the adjacent neighborhoods as well as draw residents from throughout the city.

DEVELOPMENT TRENDS: The development trend along this area is multifamily residential and commercial use.

HISTORY: This is the initial rezoning for this property.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also compatible with surrounding uses and the development trend in the area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, emails or letters in opposition to the request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

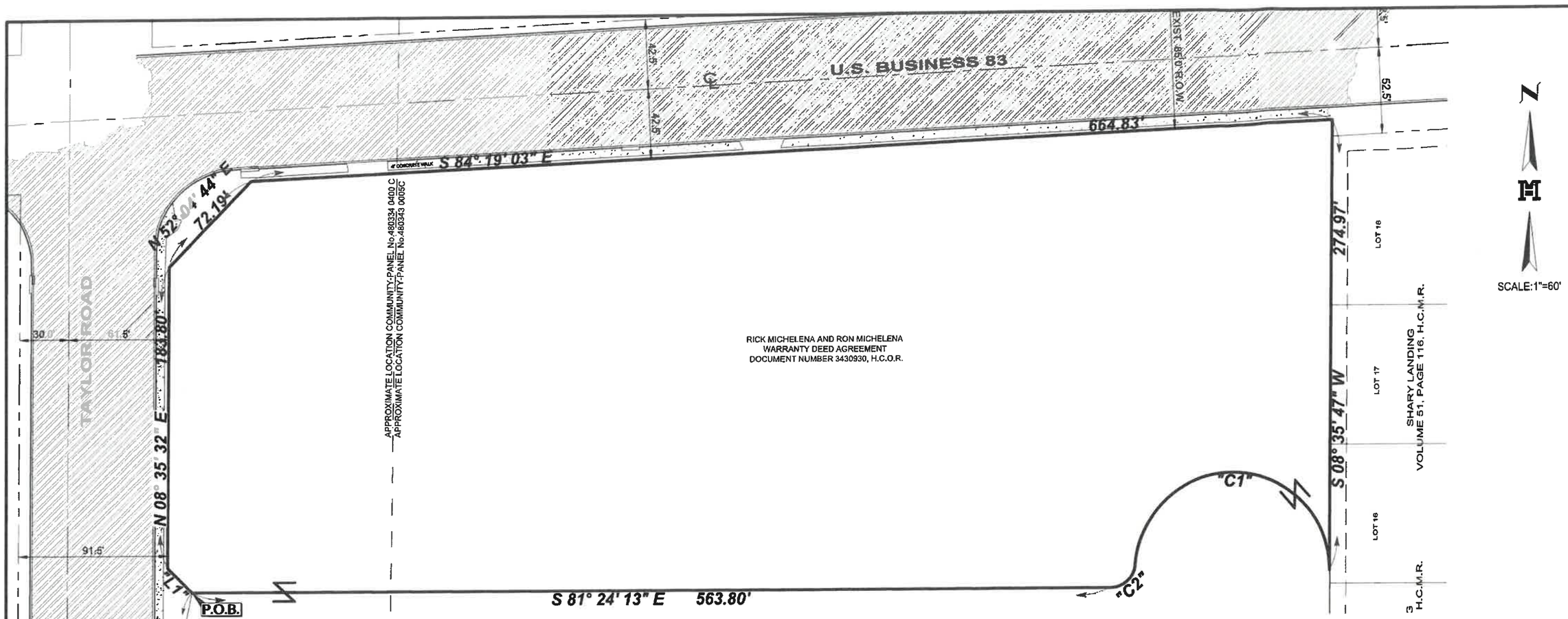


EXHIBIT "B"

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	176° 10' 39"	60.00'	184.49'	1798.00'	119.93'	N 79° 29' 32" W
"C2"	086° 10' 39"	15.00'	22.56'	14.03'	20.49'	S 55° 30' 28" W

Line Table		
Line #	Direction	Length
"L1"	N 36° 24' 20" W	21.21'

LEGEND

- ASPHALT AREA
- CONCRETE AREA
- B-B - BACK OF CURB TO BACK OF CURB
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- P.O.B. - POINT OF BEGINNING
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- S.W. COR. - SOUTHWEST CORNER
- P.O.C. - POINT OF COMMENCING
- R.O.W. - RIGHT-OF-WAY
- S - SAME OWNER
- P.O.C. - POINT OF COMMENCING

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF THIS TRACT.
3. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON AN OFFICE SURVEY UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

07/01/2026

ROBERTO N. TAMEZ, RPLS No. 6238 DATE:

PLAT SHOWING
4.182 ACRES OUT OF
LOT 1, BLOCK 1,
MANLORSON'S EASTATES
VOLUME 22, PAGE 154, H.C.M.R.
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBPELS No.10096900

BOOK: T-1265, PG.9
DATE: 07/1/2026
JOB No. 25131.00.08
FILE NAME: 25131.08
DRAWN BY: J.R.C.

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

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JUL 10 2026
BY:

REZ2026-0125
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

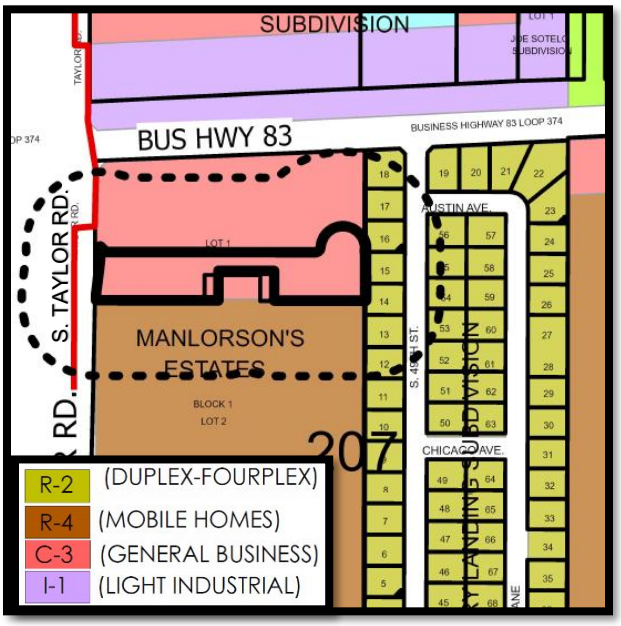
TO: Planning and Zoning Commission

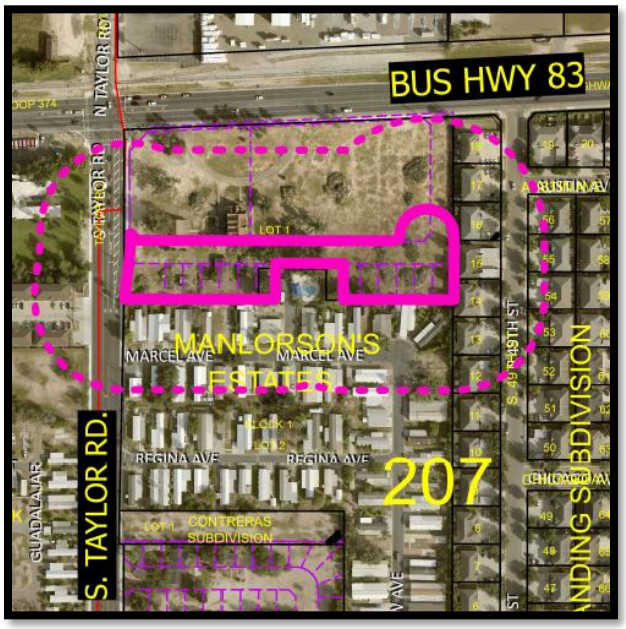
FROM: Planning Staff

DATE: September 8, 2026

SUBJECT: **REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO R-2 (MEDIUM-DENSITY RESIDENTIAL-UDC) DISTRICT: 2.032 ACRES OUT OF LOT 1 BLOCK 1, MANLORSON'S ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS; 111 SOUTH TAYLOR ROAD (REZ2026-0126)**

LOCATION: The subject property is located on the southeast corner of US Business Highway 83 and South Taylor Road.





ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business-OC) District to the north, R-4 (Mobile Home and Modular Home-OC) District to the south and R-2 (Duplex-Fourplex Residential-OC) District to the east.

PROPOSAL: The applicant has requested to rezone the property to R-2 (Medium Density Residential-UDC) District for residential use.

LAND USE: Surrounding uses include multifamily residences, commercial, and industrial uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed-Use Corridors. Mixed-Use Corridors consist of residential and nonresidential land uses, putting housing nearby jobs and services, and specifically access to public transit options. Nonresidential uses will meet the needs of both those residents living in the adjacent neighborhoods as well as draw residents from throughout the city.

DEVELOPMENT TRENDS: The development trend along this area is multifamily residential and commercial use.

HISTORY: This is the initial rezoning for this property.

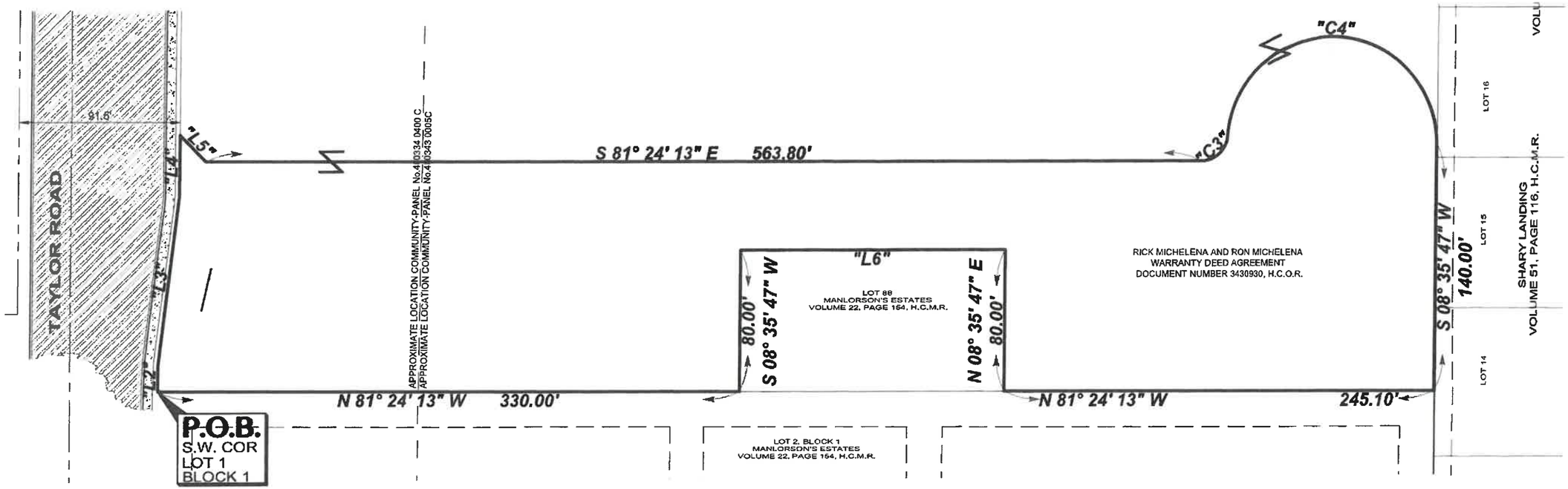
ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also compatible with surrounding uses and the development trend in the area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, emails or letters in opposition to the request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

EXHIBIT "B"



Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C3"	086° 10' 39"	15.00'	22.56'	14.03'	20.49'	N 55° 30' 28" E
"C4"	176° 10' 39"	60.00'	184.49'	1798.00'	119.93'	S 79° 29' 32" E

Line Table		
Line #	Direction	Length
"L2"	N 08° 35' 47" E	14.45'
"L3"	N 15° 23' 12" E	97.05'
"L4"	N 08° 35' 32" E	34.18'
"L5"	S 36° 24' 20" E	21.21'
"L6"	N 81° 24' 13" W	150.00'

LEGEND

ASPHALT AREA
CONCRETE AREA
B-B - BACK OF CURB TO BACK OF CURB
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
P.O.B. - POINT OF BEGINNING
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
S.W. COR. - SOUTHWEST CORNER
P.O.C. - POINT OF COMMENCING
R.O.W. - RIGHT-OF-WAY
S - SAME OWNER

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF THIS TRACT.
3. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.

RECEIVED

JUL 10 2026

BY: PA

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON AN OFFICE SURVEY UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

07/01/26

ROBERTO N. TAMEZ, RPLS No. 6238 DATE:

STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

PLAT SHOWING
2.032 ACRES OUT OF
LOT 1, BLOCK 1,
MANLORSON'S EASTATES
VOLUME 22, PAGE 154, H.C.M.R.
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBPELS No.10096900

BOOK: T-1265, PG.9
DATE: 07/1/2026
JOB No. 25131.00.08
FILE NAME: 25131.08
DRAWN BY: J.R.C.

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

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REZ2026-0126
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

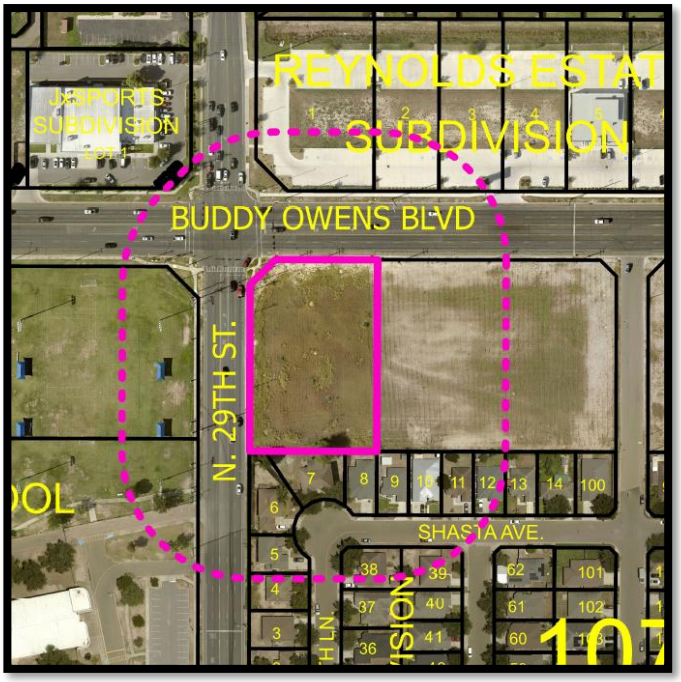
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 8, 2026

SUBJECT: **REZONING FROM C-2 (NEIGHBORHOOD COMMERCIAL-OC) DISTRICT TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT: 1.36 ACRES OUT OF LOT 107, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 4500 NORTH 29TH STREET (REZ2026-0130)**

LOCATION: The subject property is located on the southeast corner of Buddy Owens Boulevard and North 29th Street.



PROPOSAL: The applicant is requesting to rezone the property to C-1 (Local Commercial-UDC) District for a proposed commercial plaza.

ADJACENT ZONING: The adjacent properties are zoned R-1(Single Family Residential-OC) District to the south, A-O (Agriculture & Open Space-OC) District to the east and west, and I-2 (Heavy Industrial-OC) District to the north.

LAND USE: The subject property is currently vacant. Surrounding uses include single family residential to the south, a school to the west, vacant land to the east, and a commercial plaza to the north.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete Communities' allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

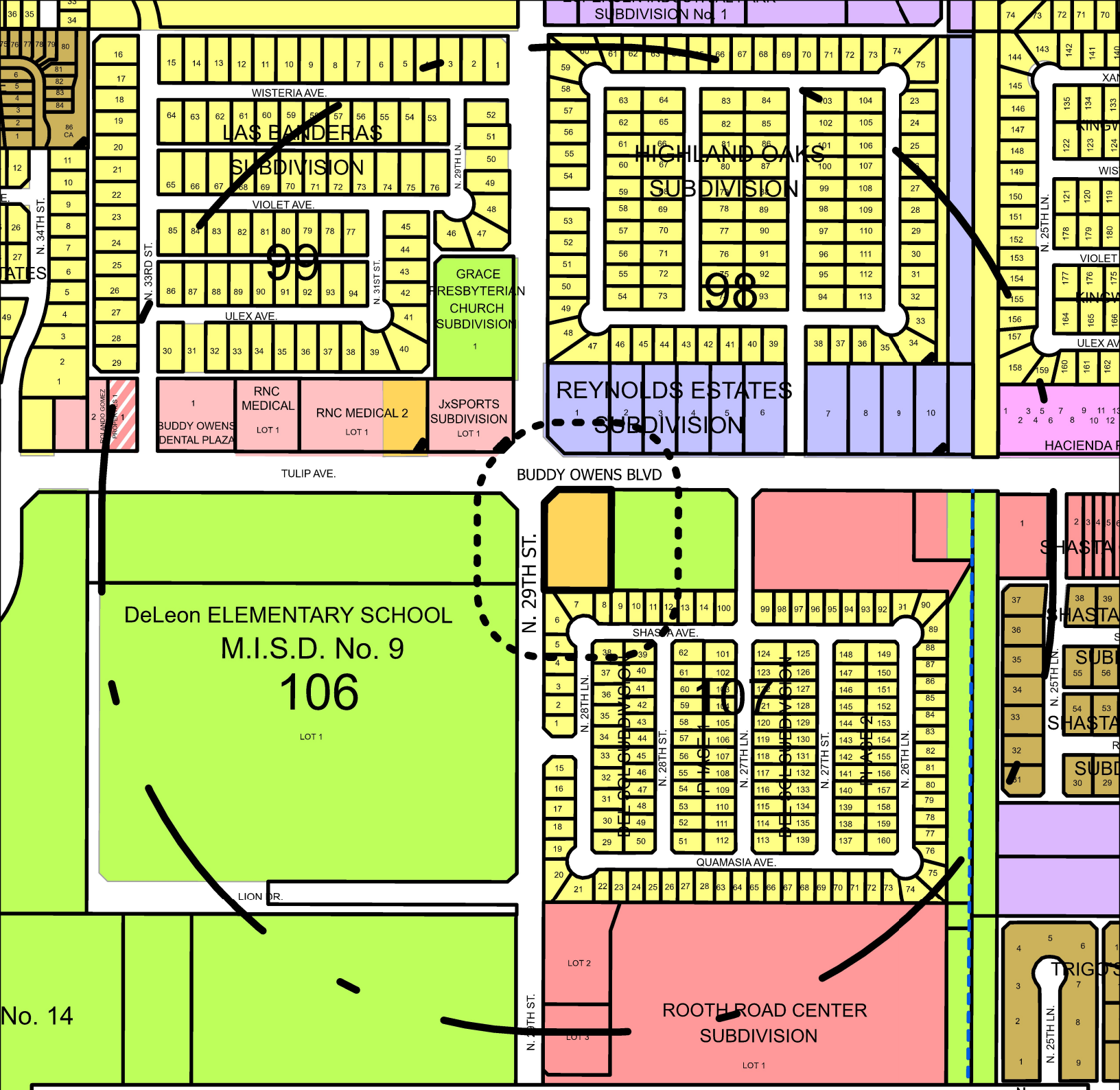
DEVELOPMENT TRENDS: The development trend in this area is single family residential, institutional, and commercial use.

ANALYSIS: The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It is also compatible with existing zoning of the properties and the zoning trend in the area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request.



CITY OF MCALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP

N
W E
S

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MI. RADIUS

OLD ZONE

- A-O (AGRICULTURAL & OPEN...)
- R-1 (SINGLE FAMILY RES...)
- R-2 (DUPLEX-FOURPLEX)
- R-3A (APARTMENTS)
- R-3C (CONDOMINUIMS)
- R-3T (TOWNHOMES)
- R-4 (MOBILE HOMES)
- C-1 (OFFICE BUILDING)
- C-2 (NEIGHBORHOOD COMM...)
- C-3 (GENERAL BUSINESS)
- C-3L (LIGHT COMMERCIAL)
- C-4 (COMMERICIAL IND...)
- I-1 (LIGHT INDUSTRIAL)
- I-2 (HEAVY INDUSTRIAL)

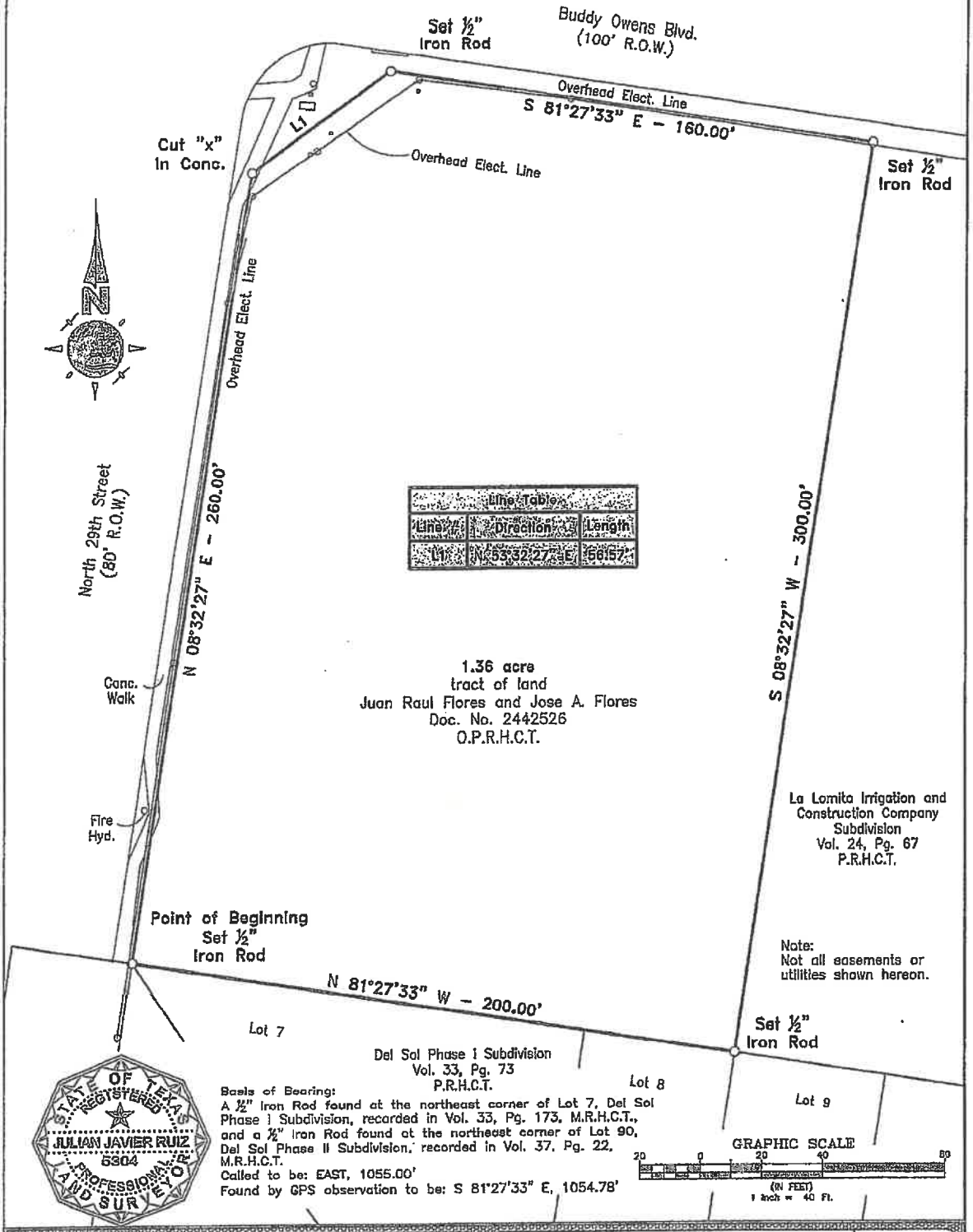
UDC ZONE

- A-O (AGRICULTURAL & OPEN...)
- R-1 (LOW DENSITY RES...)
- R-2 (MEDIUM-DENSITY RES...)
- R-3 (HIGH-DENSITY RES...)
- C-1 (LOCAL COMMERCIAL)
- C-2 (REGIONAL COMMERCIAL)
- I-1 (LIGHT INDUSTRIAL)
- I-2 (HEAVY INDUSTRIAL)
- M-1 (LOCAL MIXED USE)
- M-2 (REGIONAL MIXED USE)
- CC-DT (CITY-CORE DOWNTOWN)
- CC-UT (CITY-CORE UPTOWN)

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at http://www.mcallen.net. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.

SURVEY

of a 1.36 acre tract of land
out of Lot 107
La Lomita Irrigation and Construction Company's Subdivision
Hidalgo County, Texas



STATE OF TEXAS
REGISTERED
JULIAN JAVIER RUIZ
5304
PROFESSIONAL LAND SURVEYOR

Basis of Bearing:
A ½" Iron Rod found at the northeast corner of Lot 7, Del Sol Phase I Subdivision, recorded in Vol. 33, Pg. 173, M.R.H.C.T., and a ½" Iron Rod found at the northeast corner of Lot 90, Del Sol Phase II Subdivision, recorded in Vol. 37, Pg. 22, M.R.H.C.T.
Called to be: EAST, 1055.00'
Found by GPS observation to be: S 81°27'33" E, 1054.78'

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED.

Julian Javier Ruiz, R.P.L.S. No. 5304—TEXAS

08-09-24
CURRENT DATE:

JJ RUIZ Land Surveying
2724 Wildwood Drive
Weslaco, Texas 78596
www.jjruizlandsurveying.com
Phone 956-568-4470
Fax 956-568-4471

TECH: JJR	
Q.C.: JJR	
JOB No.: 24035	
DATE: 08-09-24	
F.B.: 000	
PG.: 000	
SHEET: 1 OF 2	

JUL 14 2026

BY: _____

JJR Ruiz Land Surveying
2724 Wildwood Drive
Weslaco, Texas 78596
www.jjruizlandsurveying.com
Phone 956-568-4470
Fax 956-568-4471

Field Notes
for a 1.36 acre tract of land
out of Lot 107
La Lomita Irrigation and Construction Company's Subdivision
Hidalgo County, Texas

Being all that certain 1.36 acre tract of land conveyed to Juan Raul Flores and Jose A. Flores, recorded in Document No. 2442526, Official Public Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a ***½" iron rod*** set at the northwest corner of Del Sol Phase I Subdivision, recorded in Volume 33, Page 73, Plat Records, Hidalgo County, Texas, at the southeasterly Right of Way line of 29th Street, for the southwest corner hereof;

Thence, with the easterly Right of Way line of said 29th Street, ***North 08 degrees 32 minutes 27 seconds East, 260.00 feet*** to an ***"x" cut in concrete***, for the most westerly northwest clip corner hereof;

Thence, ***North 53 degrees 32 minutes 27 seconds East, 56.57 feet*** to a ***½" iron rod*** set at the southwesterly Right of Way line of Budy Owens Boulevard, for the northerly northwest clip corner hereof;

Thence, with the southwesterly Right of Way line of said Buddy Owens Boulevard, ***South 81 degrees 27 minutes 33 seconds East, 160.00 feet*** to a ***½" iron rod*** set, for the northeast corner hereof;

Thence, ***South 08 degrees 32 minutes 27 seconds West, 300.00 feet*** to a ***½" iron rod*** set at the northeasterly line of aforementioned Del Sol Phase I Subdivision, for the southeast corner hereof;

Thence, with the northeasterly line of said Del Sol Phase I Subdivision, ***North 81 degrees 27 minutes 33 seconds West, 200.00 feet*** to the Point of Beginning, and containing ***1.36 acres*** of land, more or less.

Basis of Bearings:
A ½" iron rod found at the northeast corner of Lot 7, Del Sol Phase I Subdivision, recorded in Volume 33, Page 173, Map Records, Hidalgo County, Texas, and a ½" iron rod found at the northeast corner of Lot 90, Del Sol Phase II Subdivision, recorded in Volume 37, Page 22, Map Records, Hidalgo County, Texas.
Called to be: EAST, 1055.00 feet
Found by GPS observation to be: South 81 degrees 27 minutes 33 seconds East, 1054.78 feet.

State of Texas:
County of Hidalgo:

I, **Julian Javier Ruiz**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual Survey performed on the ground under my supervision.

JULIAN JAVIER RUIZ 5304 REGISTERED PROFESSIONAL LAND SURVEYOR

R.P.L.S. No. 5304

08-09-24
Current Date

JUL 14 2026

BY:

REZ2026-0130
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

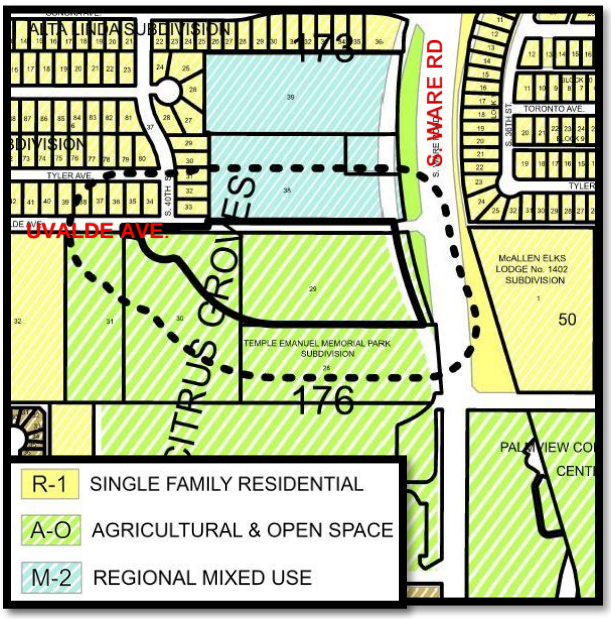
TO: Planning and Zoning Commission

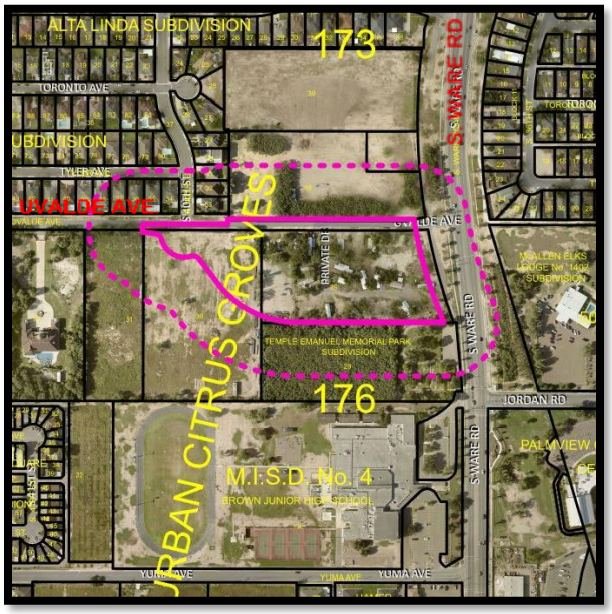
FROM: Planning Staff

DATE: September 8, 2026

SUBJECT: **REZONING FROM A-O (AGRICULTURAL AND OPEN SPACE-OC) DISTRICT TO M-2 (REGIONAL MIXED USE-UDC) DISTRICT: 7.321-ACRE TRACT OF LAND OUT OF LOTS 29, 30, 31 AND 38, MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS; 2100 SOUTH WARE ROAD (REZ2026-0131)**

LOCATION: The subject property is located southwest corner of South Ware Road and Uvalde Avenue.





ADJACENT ZONING: The adjacent properties are zoned A-O (Agricultural and Open Space-UDC) District to the west and south, M-2 (Local Mixed Use-UDC) District and R-1 (Single Family Residential-OC) District to the north, and R-1 (Low Density Residential-UDC) District to the east.

PROPOSAL: The applicant has requested to rezone the property to M-2 (Local Mixed Use-UDC) District.

LAND USE: Surrounding uses include single-family Residential, McAllen ISD, vacant land, and a golf course.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete Communities allow for established low density neighborhoods to welcome compatible density and commercial uses into their neighborhoods. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residences.

DEVELOPMENT TRENDS: The development trend along this area is single-family residential.

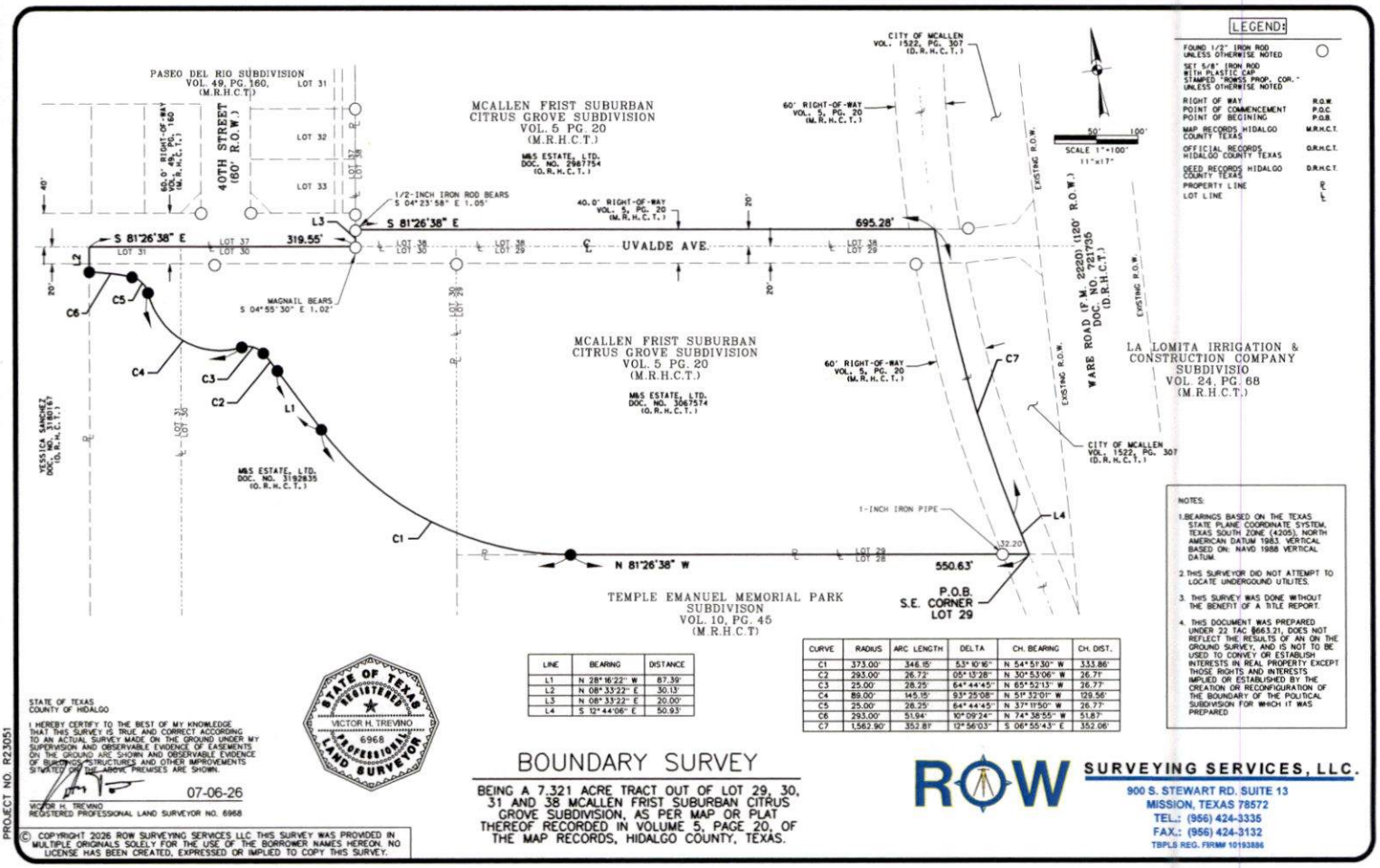
HISTORY: This is the initial rezoning for this property. No other requests for rezoning have been made for this property. The applicant requested the rezoning on July 14, 2026

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also compatible with surrounding uses and the development trend in the area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, emails or letters in opposition to the request.

RECOMMENDATION: Staff recommends approval of the rezoning request.



NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205). NORTH AMERICAN DATUM 1983. VERTICAL BASED ON: NAVD 1988 VERTICAL DATUM.
2. THIS SURVEYOR DID NOT ATTEMPT TO LOCATE UNDERGOUND UTILITES.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

LINE	BEARING	DISTANCE
L1	N 28°16'22" W	87.39'
L2	N 08°33'22" E	30.13'
L3	N 08°33'22" E	20.00'
L4	S 12°44'06" E	50.93'

CURVE	RADIUS	ARC LENGTH	DELTA	CH. BEARING	CH. DIST.
C1	373.00'	346.15'	53°10'16"	N 54°51'30" W	333.86'
C2	293.00'	26.72'	05°13'28"	N 30°53'06" W	26.71'
C3	25.00'	28.25'	64°44'45"	N 65°52'13" W	26.77'
C4	89.00'	145.19'	93°25'08"	N 51°32'01" W	129.56'
C5	25.00'	28.25'	64°44'45"	N 37°11'50" W	26.77'
C6	293.00'	51.94'	10°09'24"	N 74°38'55" W	51.87'
C7	1,562.90'	352.81'	12°56'03"	S 06°55'43" E	352.06'

STATE OF TEXAS
COUNTY OF HIDALGO

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN.

07-06-26

VICTOR H. TREVINO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6968

STATE OF TEXAS
REGISTERED
VICTOR H. TREVINO
6968
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY

BEING A 7.321 ACRE TRACT OUT OF LOT 29, 30, 31 AND 38 MCALLEN FRIST SUBURBAN CITRUS GROVE SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 20, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.

ROW SURVEYING SERVICES, LLC.
900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL.: (956) 424-3335
FAX.: (956) 424-3132
TBPLS REG. FIRM# 10193886

PROJECT NO. R23051

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JUL 14 2026
By VR

REZ2026-0131
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

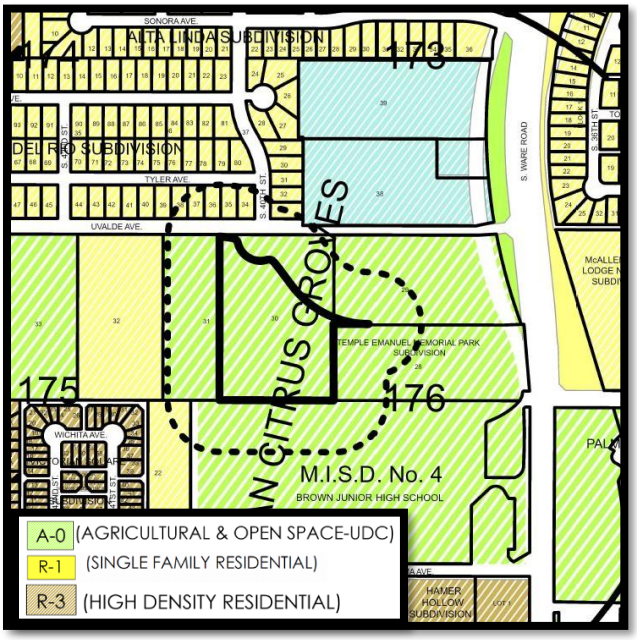
TO: Planning and Zoning Commission

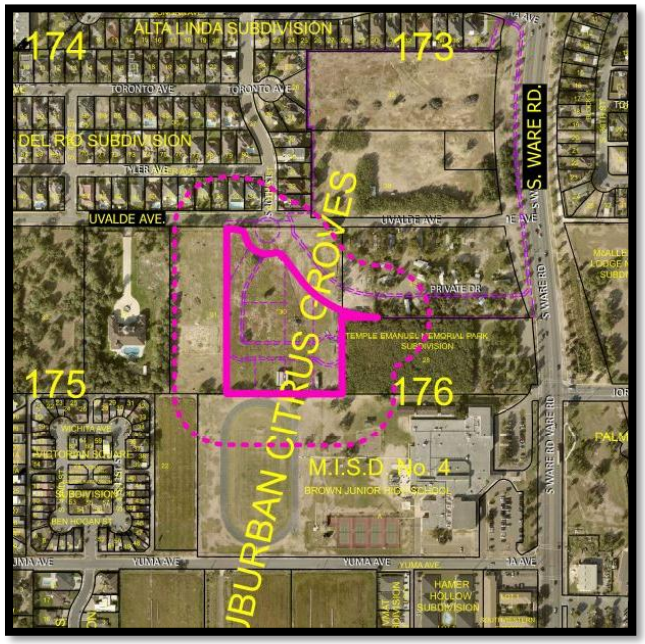
FROM: Planning Staff

DATE: September 8, 2026

SUBJECT: **REZONING FROM A-O (AGRICULTURAL AND OPEN SPACE-UDC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: 4.936-ACRE TRACT OF LAND OUT OF LOT 29, 30, 31, MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS; 4001 UVALDE AVENUE (REZ2026-0132)**

LOCATION: The subject property is located along Uvalde Avenue west of South Ware Road.





ADJACENT ZONING: The adjacent properties are zoned A-O (Agricultural and Open Space-UDC) District in all directions, and R-1 (Single Family Residential-OC) District to the north of Uvalde.

PROPOSAL: The applicant has requested to rezone the property to R-1 (Low Density Residential-UDC) District.

LAND USE: Surrounding uses include a mobile home park, vacant land, single family homes and a middle school.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete Communities allow for established low density neighborhoods to welcome compatible density and commercial uses into their neighborhoods. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residences.

DEVELOPMENT TRENDS: The development trend along this area is single family residential, multifamily and vacant land.

HISTORY: The first rezoning for this property from A-O (Agricultural Open Space-OC) district to A-O (Agricultural and Open Space-UDC) District was approved by City Commission on October 13, 2025. No other request has been made for the proposed property.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also compatible with surrounding uses and the development trend in the area.

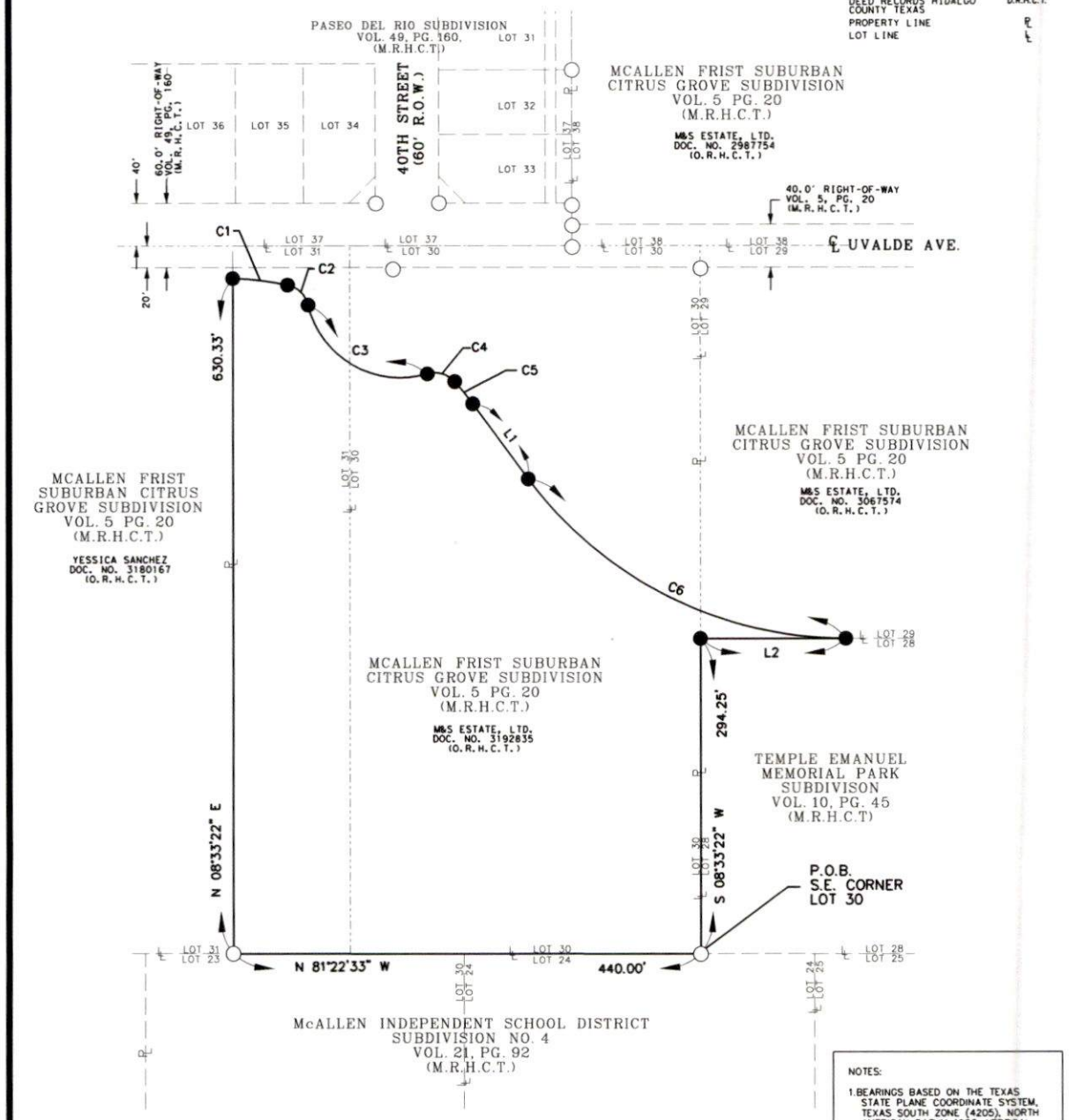
If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, emails or letters in opposition to the request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

BOUNDARY SURVEY

BEING A 4.936 ACRE TRACT OUT OF LOT 29, 30 AND 31, MCALLEN FRIST SUBURBAN CITRUS GROVE SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 20, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.



0' 50' 100'
SCALE 1"=100'
11"x17"

LEGEND:

FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED	○
SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR." UNLESS OTHERWISE NOTED	●
RIGHT OF WAY	R.O.W.
POINT OF COMMENCEMENT	P.O.C.
POINT OF BEGINING	P.O.B.
MAP RECORDS HIDALGO COUNTY TEXAS	M.R.H.C.T.
OFFICIAL RECORDS HIDALGO COUNTY TEXAS	O.R.H.C.T.
DEED RECORDS HIDALGO COUNTY TEXAS	D.R.H.C.T.
PROPERTY LINE	ℙ
LOT LINE	ℒ

CURVE	RADIUS	ARC LENGTH	DELTA	CH. BEARING	CH. DIST.
C1	293.00'	51.94'	10°09'24"	S 74°38'55" E	51.87'
C2	25.00'	28.25'	64°44'45"	S 37°11'50" E	26.77'
C3	89.00'	145.15'	93°25'08"	S 51°32'01" E	129.56'
C4	25.00'	28.25'	64°44'45"	S 37°11'50" E	26.77'
C5	293.00'	26.72'	05°13'28"	S 30°53'06" E	26.71'
C6	373.00'	346.15'	53°10'16"	S 54°51'30" E	333.86'

LINE	BEARING	DISTANCE
L1	S 28°16'22" E	87.39'
L2	N 81°26'38" W	136.69'

NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983. VERTICAL BASED ON: NAVD 1988 VERTICAL DATUM.
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STATE OF TEXAS
COUNTY OF HIDALGO

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07-06-26

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TBPLS REG. FIRM# 10193886

PROJECT NO. R23051

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PROPERTY
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Planning Department

Memo

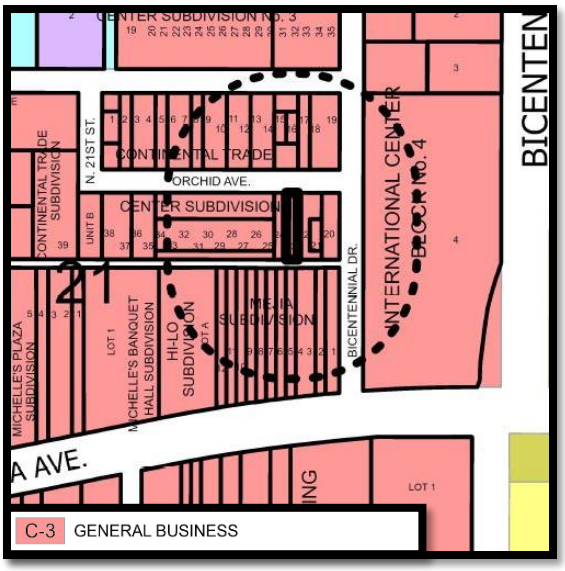
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 8, 2026

SUBJECT: **REQUEST OF JOHN A. SIMON FOR A CONDITIONAL USE PERMIT, FOR TWO YEARS, AND THE ADOPTION OF AN ORDINANCE FOR A BAR (SIMON SEZ) AT LOT 23, CONTINENTAL TRADE CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS, 2007 ORCHID AVENUE. (CUP2026-0067)**

BRIEF DESCRIPTION: The subject property is located along the south side of Orchid Avenue, west of North Bicentennial Drive and is zoned C-3 (General Business-OC) District. Adjacent zoning include C-3 (General Business-OC) District in all directions. A bar is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.



HISTORY: Continental Trade Center Subdivision was recorded on November 15, 1994. The previous Conditional Use Permit for this applicant and location was approved by City Commission on May 28, 2024 for two years. The applicant submitted a new application on July 10, 2026.

ANALYSIS: The bar's current and proposed days and hours are Monday-Friday from 4:00 p.m. to 2:00 a.m. and Saturday from 6:00p.m. to 2:00 a.m. If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes.

The establishment must also meet the requirements set forth in the memo.

1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of distance from a publicly owned property to the east, The International Museum of Art & Science;

2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Orchid Avenue;

3) The abovementioned businesses must provide parking in accordance with the city off street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The proposed 2,400 sq. ft. bar requires 24 parking spaces. A parking agreement has been submitted with the application.

4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

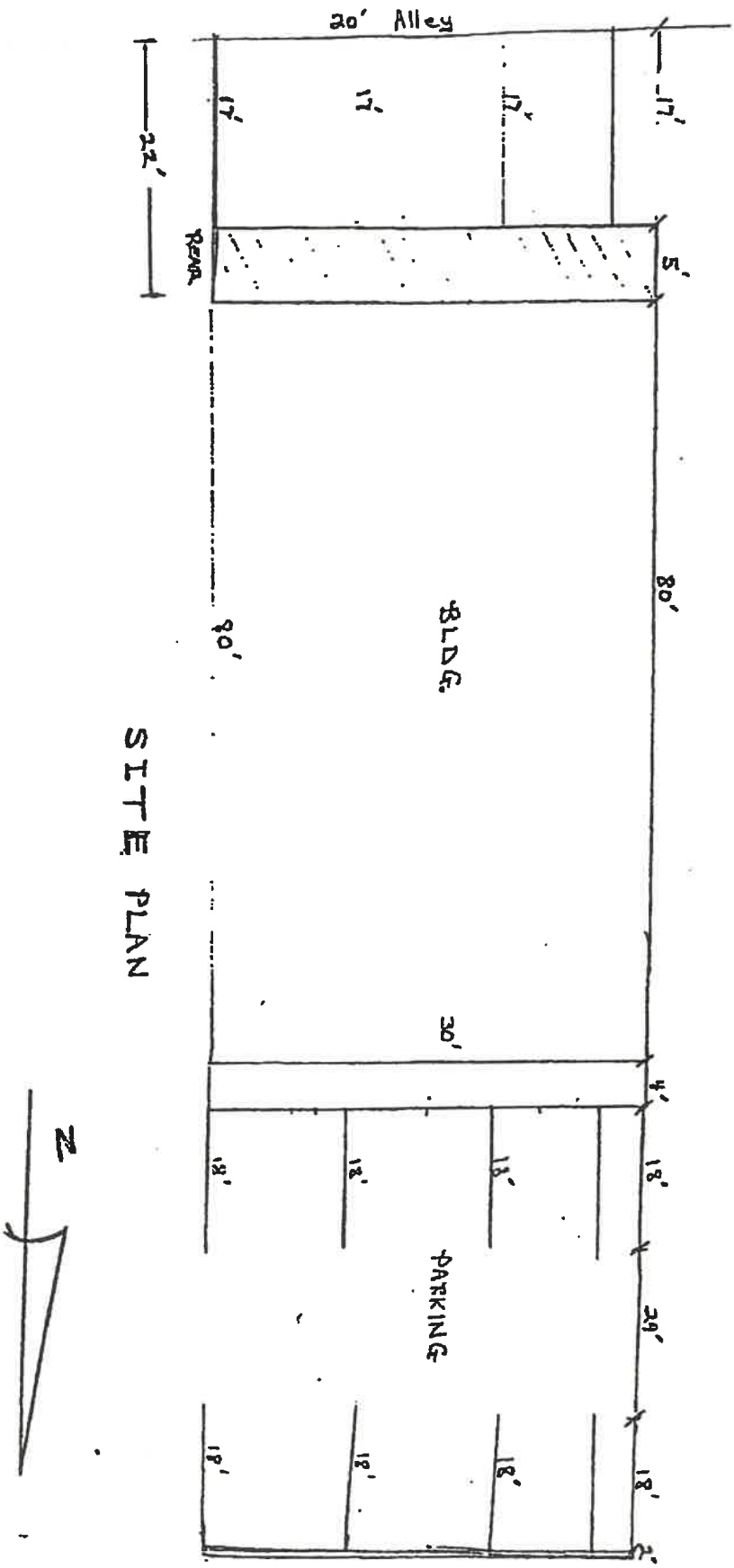
5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

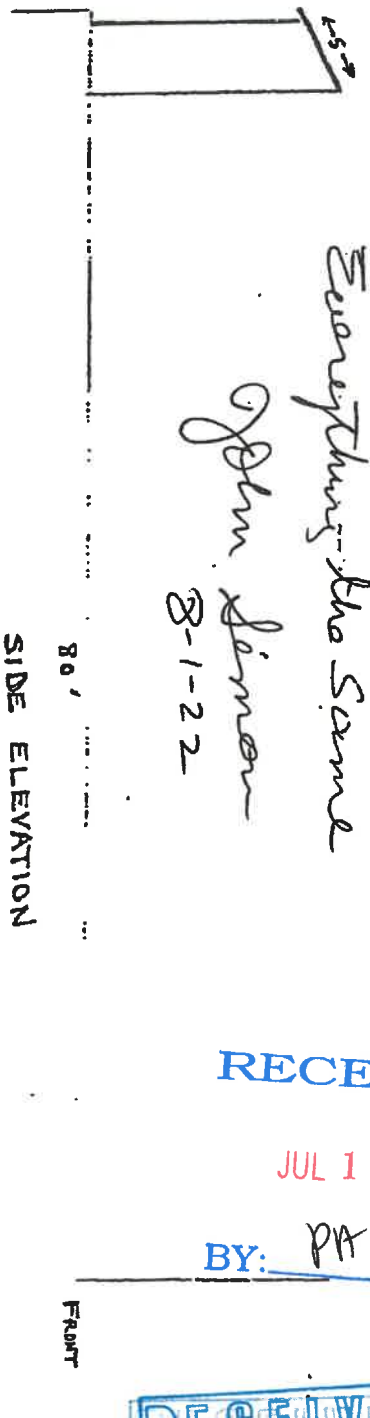
6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

Staff has not received any phone calls, emails, or letters in opposition to this request.

RECOMMENDATION: Staff recommends disapproval of the request based on non-compliance with requirement #1 (distance to publicly owned property).



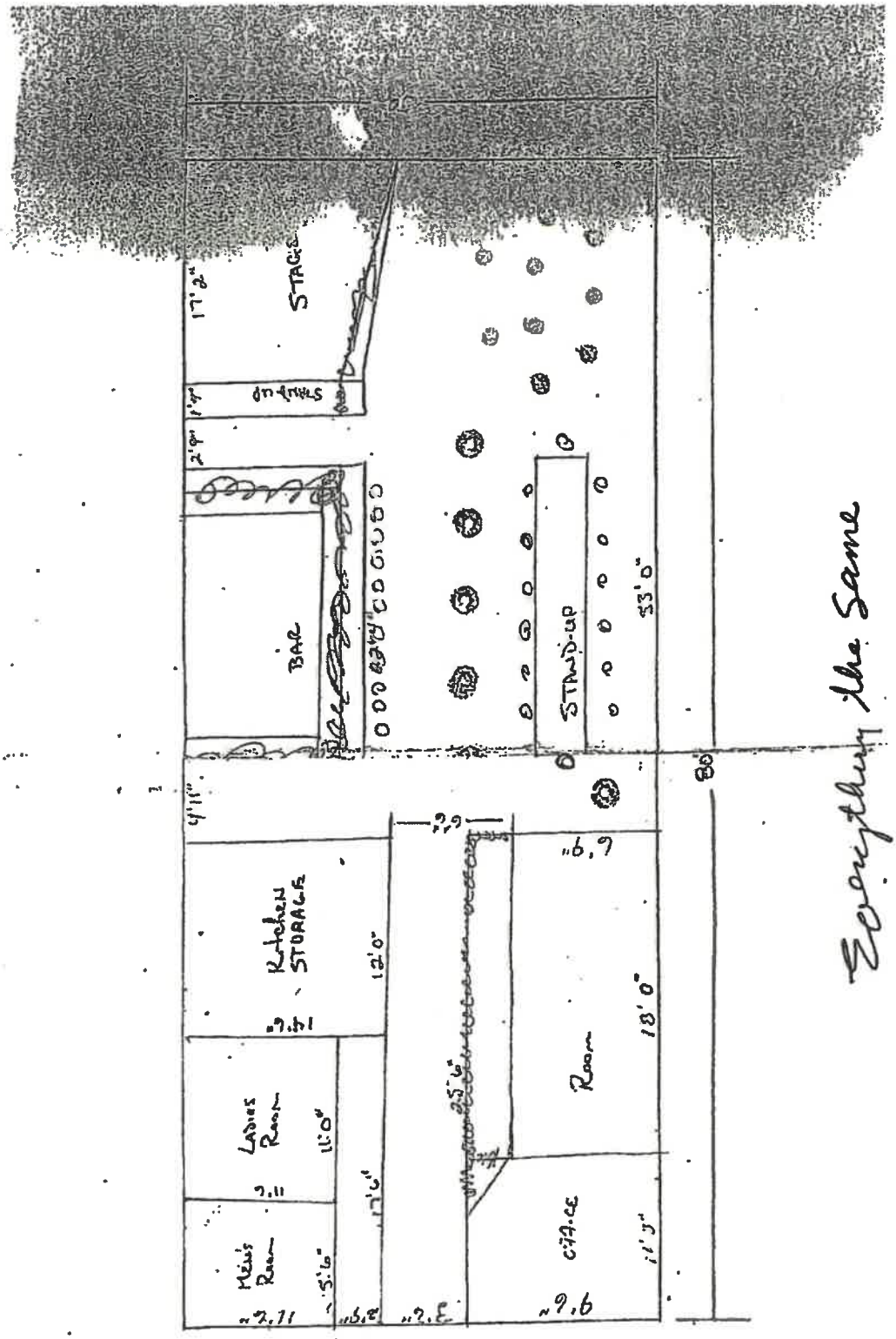


Everything the Same
John Lemon
B-1-22

RECEIVED
JUL 10 2026
BY: PA

RECEIVED
APR 01 2024
By MR NS

2007 ORCHID AVE



Everything the same
John Simon
8-1-22

SIMON SEZ
2007 ORCHID
MCALLEN, TX 78504

RECEIVED
JUL 10 2026
BY: PA

RECEIVED
APR 02 2024
By NB

AUG 01 2022
MR

Planning Department

Memo

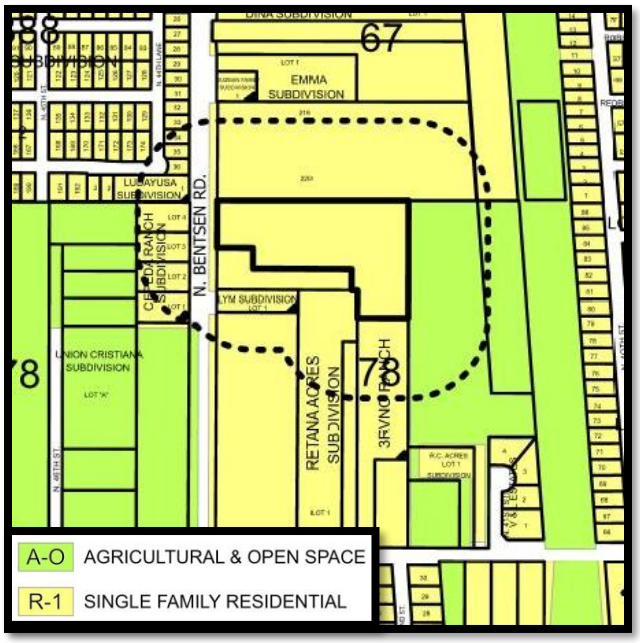
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 8, 2026

SUBJECT: **REQUEST OF RICARDO AND MELINDA VEGA ON BEHALF OF MADDIE'S PUMPKIN PATCH FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR AND THE ADOPTION OF AN ORDINANCE FOR AN EVENT CENTER (PICTURE VENUE) AT 4.983 ACRES OUT OF LOT 78, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, 6712 NORTH BENTSEN ROAD. (CUP2026-0068)**

BRIEF DESCRIPTION: The property is located on the east side of North Bentsen Road, north of Lark Avenue and is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 (single family residential) District to the north, west, and south, and A-O (agricultural and open space) District to the east. Surrounding land uses includes single-family residences, agriculture, and vacant land. A CUP is not allowed in an R-1 District for this use.



HISTORY: The initial application for a Conditional Use Permit for an event center and picture venue for the subject property, known as Maddie's Pumpkin Patch, was approved by City Commission on November 22, 2021. The CUP for the subject property was approved for 9 months subject to dust mitigation and fencing the property. The Conditional Use Permit expired On August 22, 2022. The applicant re-applied for another year on August 2, 2022 and was

approved by city commission on September 26, 2022. On September 11, 2023 city commission was presented with a CUP for this property for 3 years, and was disapproved and only granted for 6 months with the conditions that the animals be removed. On March 19, 2024, the applicants went before Planning and Zoning where the board motioned to disapprove with a favorable recommendation to City Commission for one year of the request. Applicant withdrew the item before the City Commission meeting. The current CUP was submitted July 13, 2024 for 1 year for the Event Center (picture venue).

ANALYSIS: The applicant is proposing to continue the operation of a picture venue and event center from approximately 8 ½ acre property. Approximately, 5 acres are being used for the event center and venue area and 3 ½ acres for the parking area. The hours of operation are from Monday to Sunday from 8:00 A.M. to 8:00 P.M.

The Fire Department is pending inspection of the establishment. The Health Department stated that the establishment must obtain required health permits for any food sales, provide required restrooms for the public, and trash receptacles. The establishment must also meet the requirements set forth in the application as follows:

1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential properties; however, the proposed hours are operation is from 8:00 AM to 8:00 PM.;

2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to North Bentsen Road;

3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the picture venue and event area, 1,525 parking spaces are required and no paved parking spaces are provided. A 3 ½ acre of unpaved tract is being used for the parking area. On-site parking will need to be paved and striped and be clear of potholes to comply with City standards;

4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.

5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;

6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and

7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

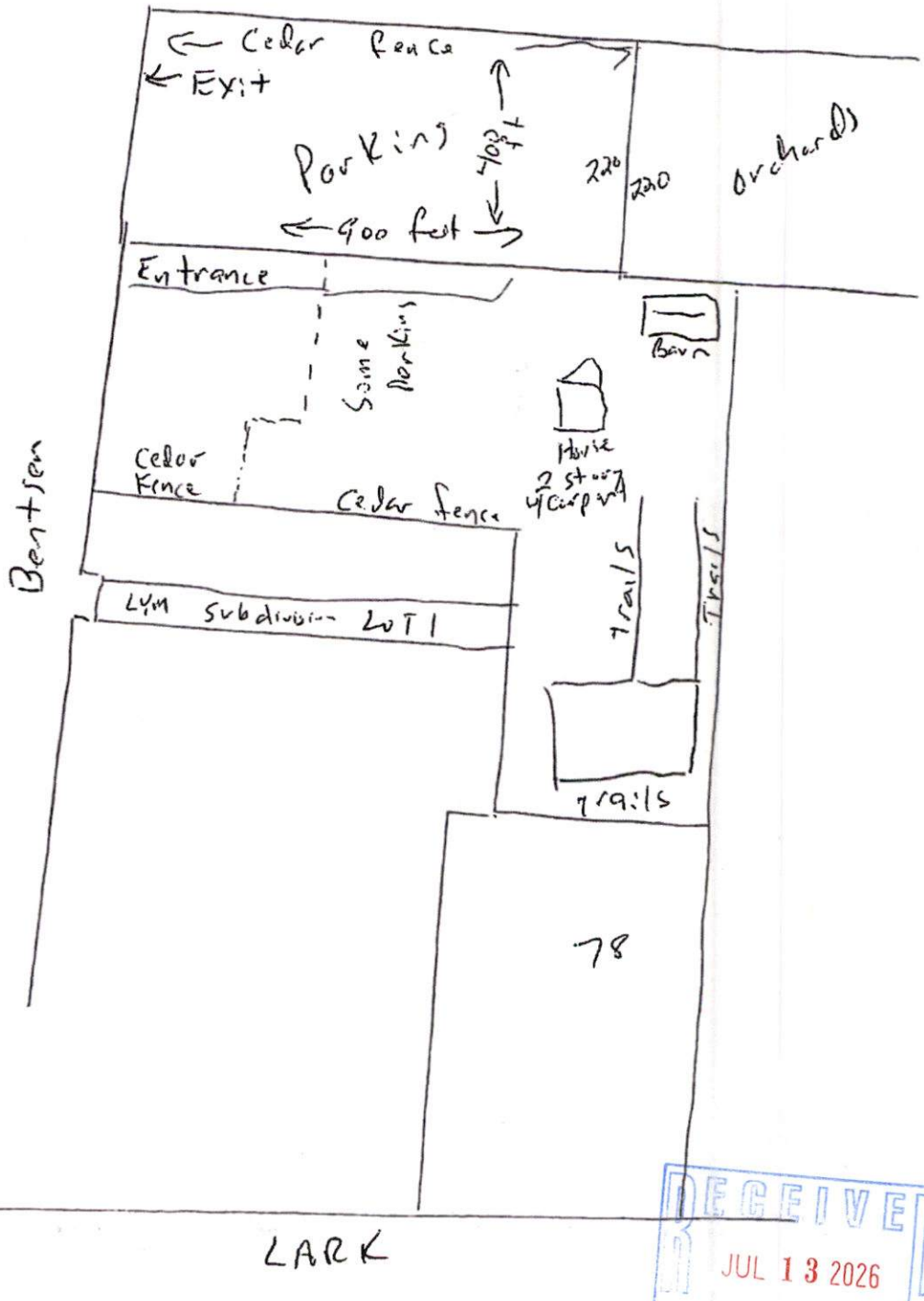
Staff has not received any phone calls, emails, or letters in opposition to this request.

RECOMMENDATION: Staff recommends disapproval of the request based on noncompliance with the required C-3 District zoning, requirements #1 (distance), and #3 (parking).

To be included with CUP2021-012 renewal.

Nothing has changed
7/24/2025 JB

Site plan to remain the same
JB
7/13/2026
MR



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JUL 24 2025
By

RECEIVED
JUL 18 2023
By MR

RECEIVED
JUL 13 2026
By VR

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Villas at Tres Lagos Phase II Subdivision*
Owner Name	*Rhodes Enterprises, Inc*
Engineering Firm	*Melden & Hunt, Inc*
Existing Zoning	*R-3T (Townhomes)*
Proposed Zoning	*R-3T (Townhomes)*
Number of Lots	*51 Lots*

City of McAllen Planning Department

GENERAL NOTES :

1. THIS SUBDIVISION IS LOCATED MOSTLY IN ZONE "X" (UNSHADED) ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 480334 0295 D, MAP REVISED: JUNE 6, 2000.

   ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN .

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.

3. MINIMUM SETBACKS SHALL BE:

   FRONT: 10 FEET MINIMUM OR GREATER FOR EASEMENT

   REAR: 10 FEET, OR GREATER FOR EASEMENTS.

   INTERIOR SIDES: 5 FT. OR GRATER FOR EASEMENTS

   SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS.

   GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 94,599C.F. (2.172 Ac-Ft.). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.

5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.

6. CITY OF McALLEN BENCHMARK: NUMBER MC21, TOP OF 30" ALUMINUM PIPE WITH A 3-14" WEST BRASS MONUMENT CAP TOP LOCATED SOUTHBOUND OF FM1925, AT AN ORCHARD WALLACE ROAD AND FM 1925.
   GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16654181.474 E: 1058559.89987 ELEV.=150.58

7. NO BUILDING ALLOWED OVER ANY EASEMENT.

8. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG TRES LAGOS BOULEVARD.

9. 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

10. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.

11. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.

12. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.

13. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF MCALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.

14. A 25 FOOT x 25 FOOT SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS.

15. CITY OF McALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.

16. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON TRES LAGOS BLVD AND BOTH SIDES OF INTERIOR STREETS.

17. UNITED IRRIGATION DISTRICT NOTES:
   - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
   - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
   - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
   - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
   - A BLANKET EASEMENT IN FAVOR OF UNITED IRRIGATION DISTRICT SURROUNDS THIS PLAT, INCLUDING THE ADJOINING DRAINAGE AND STREET RIGHT OF WAYS, WHERE IT HAS NOT BEEN PREVIOUSLY RELEASED

19. NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF MCALLEN CODE OF ORDINANCES:

    THE CITY OF MCALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS (THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VILLAS AT TRES LAGOS PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"). PURSUANT TO SECTION 134-168 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF MCALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.

20. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.

21. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.

22. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

23. DEVELOPER/TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT/OWNER/HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF BOTH PAVED TEMPORARY TURN AROUNDS SHOWN ON PLAN.

24. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG TRES LAGOS BOLUEVARD.

SUBDIVISION MAP OF

VILLAS AT TRES LAGOS PHASE II

(PRIVATE SUBDIVISION)

5.840 ACRES
OUT OF SECTION 232
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
AND ALL OF LOT 1,
VILLAS AT TRES LAGOS PHASE I SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

_____ _____
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 20_____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHTS OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ _____
PRESIDENT SECRETARY

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE VILLAS AT TRES LAGOS PHASE II SUBDIVISION LOCATED AT CITY OF McALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

_____ _____
CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
MAYOR, CITY OF McALLEN DATE

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HERE IN AS VILLAS AT TRES LAGOS PHASE II SUBDIVISION, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREET(S), ALLEYS(S), AND EASEMENT(S) THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OR THE UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC A PORTION OF TRES LAGOS BOULEVARD FOR THE USE STREET RIGHT AWAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

_____ _____
RHODES DEVELOPMENT, INC. DATE:
NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20_____.

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

TRES LAGOS PUBLIC IMPROVEMENT DISTRICT HEREBY CERTIFIES AND APPROVES THIS PLAT AND ACCEPTS RESPONSIBILITIES AND NOTES INDICATED HEREIN.

_____ _____
NICK RHODES DATE
CHAIRMAN OF PUBLIC IMPROVEMENT DISTRICT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____ 20_____.

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
DATED THIS THE _____DAY_____,20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____
MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No.117368
STATE OF TEXAS

DATE PREPARED: 10/31/2025
DATE REVISED:
ENGINEERING JOB No. 25180.00

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VILLAS AT TRES LAGOS PHASE II SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 03/25/24, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.
DATED THIS THE _____DAY OF _____,20_____.

_____
ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL
LAND SURVEYOR No.6238

STATE OF TEXAS
DATE SURVEYED: 10-28-2025
T- , PAGE
SURVEY JOB No. 25180.00

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

TBPLS No. 10096900

DRAWN BY: A.A. DATE 03-06-2026
REVISED BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NICK RHODES	200 S. 10TH STREET STE. 1700	MCALLEN, TEXAS 78504		
ENGINEER:	MARIO A REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

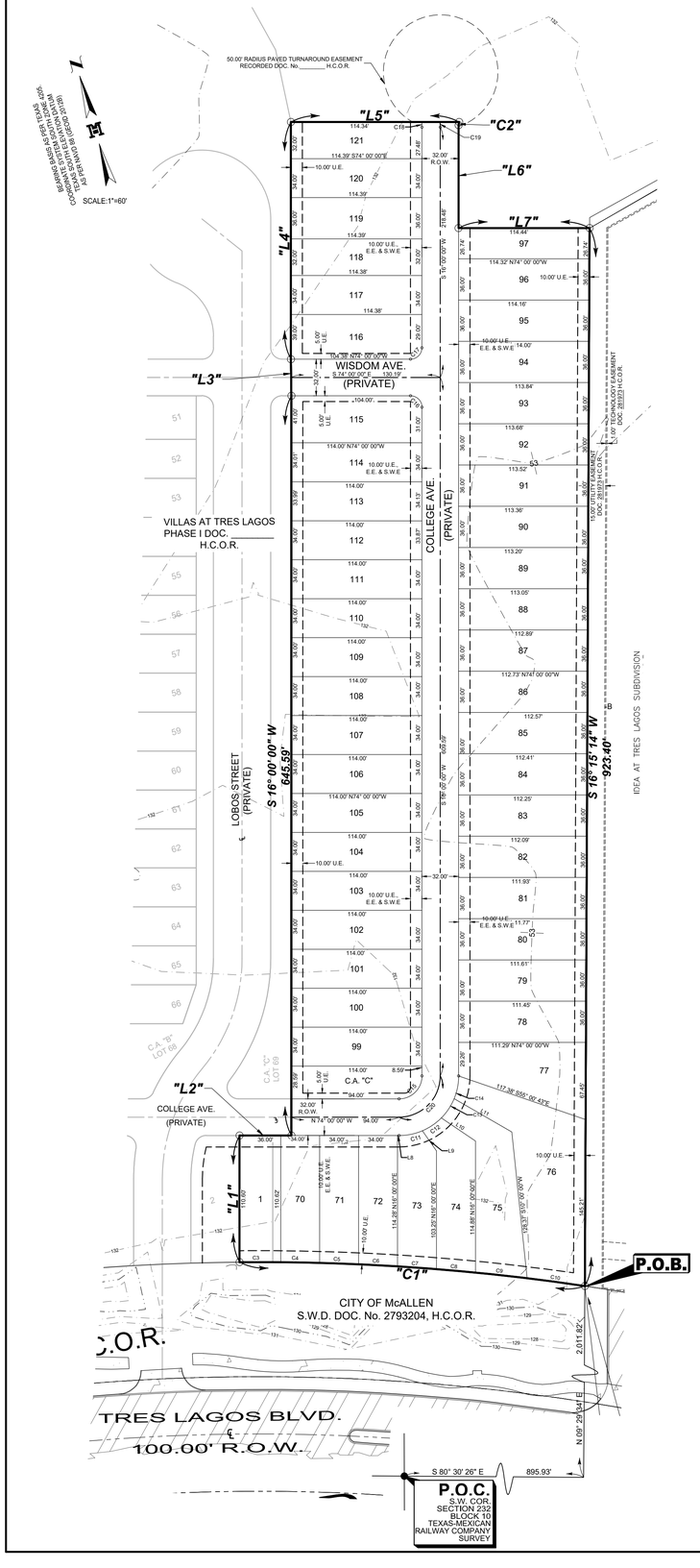
I:\Land Development\Subdivisions\Active\25180 - Rhodes - Villas at Tres Lagos 2\Autocad files\25180 PLAT.dwg 5/27/2026 2:48:19 PM CMC 1:1 PDF.pc3

SUBDIVISION MAP OF

VILLAS AT TRES LAGOS PHASE II

(PRIVATE SUBDIVISION)

5.840 ACRES
OUT OF SECTION 232
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
AND ALL OF LOT 1,
VILLAS AT TRES LAGOS PHASE I SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS



Lot Area Table		
Lot #	SQ. FT.	AC.
1	3,979.87	0.091
70	3,769.93	0.087
71	3,801.34	0.087
72	3,852.95	0.088
73	3,895.72	0.089
74	4,379.23	0.101
75	5,683.92	0.130
76	10,214.33	0.234
77	5,377.28	0.123
78	4,009.51	0.092
79	4,014.88	0.092
80	4,020.81	0.092
81	4,026.56	0.092
82	4,032.30	0.093
83	4,038.30	0.093
84	4,043.53	0.093
85	4,049.53	0.093
86	4,055.27	0.093
87	4,061.01	0.093
88	4,066.76	0.093

Lot Area Table		
Lot #	SQ. FT.	AC.
89	4,072.50	0.093
90	4,078.24	0.094
91	4,083.98	0.094
92	4,089.73	0.094
93	4,095.47	0.094
94	4,101.21	0.094
95	4,106.96	0.094
96	4,112.70	0.094
97	3,058.41	0.070
99	3,875.99	0.089
100	3,875.99	0.089
101	3,875.98	0.089
102	3,875.98	0.089
103	3,875.97	0.089
104	3,875.97	0.089
105	3,875.96	0.089
106	3,875.96	0.089
107	3,875.95	0.089
108	3,875.95	0.089
109	3,875.94	0.089

Lot Area Table		
Lot #	SQ. FT.	AC.
110	3,875.93	0.089
111	3,875.93	0.089
112	3,868.50	0.089
113	3,883.01	0.089
114	3,876.24	0.089
115	4,652.43	0.107
116	4,439.33	0.102
117	3,888.98	0.089
118	3,660.44	0.084
119	4,117.79	0.095
120	3,889.25	0.089
121	3,660.44	0.084
C.A. "C"	3,173.25	0.073

Lot Line Table		
Line #	Length	Direction
"L1"	110.60'	S16° 00' 00"W
"L2"	45.23'	N74° 00' 00"W
"L3"	32.00'	S15° 19' 23"W
"L4"	207.00'	S16° 00' 00"W
"L5"	146.93'	N74° 00' 00"W
"L6"	89.31'	N16° 00' 00"E
"L7"	114.44'	N74° 00' 00"W
L8	1.23'	N74° 00' 00"W
L9	21.51'	S19° 00' 00"E
L10	36.05'	S40° 00' 00"E
L11	58.27'	S44° 00' 00"E

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	302.60'	1,950.00'	008° 53' 28"	N70° 03' 18"W	302.29'	151.60
"C2"	3.35'	10.00'	019° 10' 01"	N25° 35' 00"E	3.33'	1.69
C3	36.00'	1,949.91'	001° 03' 28"	N73° 58' 18"W	36.00'	18.00
C4	34.01'	1,949.91'	000° 59' 57"	N72° 56' 36"W	34.01'	17.00
C5	34.02'	1,949.91'	000° 59' 59"	N71° 56' 38"W	34.02'	17.01
C6	34.05'	1,949.91'	001° 00' 02"	N70° 56' 37"W	34.05'	17.02
C7	34.09'	1,949.91'	001° 00' 06"	N69° 56' 34"W	34.09'	17.04
C8	34.13'	1,949.91'	001° 00' 11"	N68° 56' 25"W	34.13'	17.07
C9	45.45'	1,949.91'	001° 20' 08"	N67° 46' 16"W	45.45'	22.73
C10	50.84'	1,949.91'	001° 29' 38"	N66° 21' 23"W	50.84'	25.42
C11	21.00'	52.00'	023° 08' 19"	S85° 34' 10"E	20.86'	10.65
C12	20.00'	52.00'	022° 02' 13"	S71° 50' 34"W	19.88'	10.13
C13	20.34'	52.00'	022° 24' 44"	N49° 37' 06"E	20.21'	10.30
C14	20.34'	52.00'	022° 24' 44"	N27° 12' 22"E	20.21'	10.30
C15	31.42'	20.00'	090° 00' 00"	N61° 00' 00"E	28.28'	20.00
C16	15.71'	10.00'	090° 00' 00"	N29° 00' 27"W	14.14'	10.00
C17	15.70'	10.00'	090° 00' 00"	N61° 00' 44"E	14.14'	10.00
C18	4.52'	1,673.63'	000° 09' 18"	N15° 21' 15"E	4.52'	2.26
C19	4.52'	300.00'	000° 51' 50"	N15° 34' 05"E	4.52'	2.26
C20	56.55'	36.00'	090° 00' 00"	N61° 00' 00"E	50.91'	36.00

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 5.840 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PATENT RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS AND ALL OF LOT 1, VILLAS AT TRES LAGOS PHASE I SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3728553, HIDALGO COUNTY MAP RECORDS, SAID 5.840 ACRES OUT OF A CERTAIN TRACT CONVEYED TO RHODES ENTERPRISES, INC. BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2775108, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.840 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 232 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF 9 MILE LINE ROAD;

THENCE, S 80° 30' 26" E ALONG THE SOUTH LINE OF SAID SECTION 232, AND WITHIN THE RIGHT-OF- WAY OF 9 MILE LINE ROAD, A DISTANCE OF 895.93 FEET TO A POINT BEING ON THE SOUTH LINE OF SAID SECTION 232;

THENCE, N 09° 29' 34" E A DISTANCE OF 2,011.82 FEET TO A NO. 4 REBAR SET [NORTHING: 16650073.590, EASTING: 1063435.960] ON THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO IDEA PUBLIC SCHOOLS BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2696072, HIDALGO COUNTY OFFICIAL RECORD, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1.THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO LEFT WITH A CENTRAL ANGLE OF 09° 02' 20", A RADIUS OF 1,950.00 FEET, AT AN ARC LENGTH OF 273.62 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 1, CONTINUING A TOTAL ARC LENGTH OF 307.62 FEET, A TANGENT OF 154.13 FEET, AND A CHORD THAT BEARS N 70° 07' 44" W A DISTANCE OF 307.30 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
2.THENCE, N 16° 00' 00" E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 110.65 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

3.THENCE, S 74° 00' 00" E ALONG THE NORTH LINE OF SAID LOT 1 AT A DISTANCE OF 34.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 1, CONTINUING A TOTAL DISTANCE OF 50.26 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

4.THENCE, N 16° 00' 00" E DISTANCE OF 645.59 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER ON THIS TRACT;

5.THENCE, N 15° 19' 23" E DISTANCE OF 32.00 FEET TO A NO. 4 REBAR SET FOR A POINT ON THIS TRACT;

6.THENCE, N 16° 00' 00" E DISTANCE OF 207.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

7.THENCE, S 74° 00' 00" E A DISTANCE OF 146.93 FEET TO A NO. 4 REBAR SET, FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;

8.THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 19° 10' 01", A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 3.35 FEET, A TANGENT OF 1.69 FEET, AND A CHORD THAT BEARS S 25° 35' 00" W AT A DISTANCE OF 3.33 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

9.THENCE, S 16° 00' 00" W A DISTANCE OF 89.31 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

10.THENCE, S 74° 00' 00" E A DISTANCE OF 114.44 FEET TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST NORTHEAST CORNER OF THIS TRACT;

11.THENCE, S 16° 15' 14" W ALONG THE WEST LINE OF SAID CERTAIN TRACT CONVEYED TO IDEA PUBLIC SCHOOLS, A DISTANCE OF 923.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.840 ACRES OF LAND, MORE OR LESS.

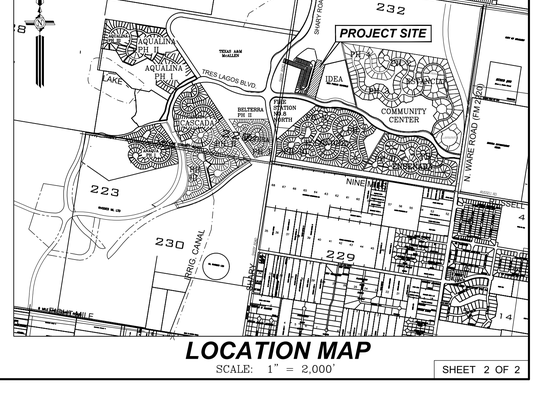
LEGEND & ABBREVIATIONS

- ● FND. No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- R.O.W. - RIGHT-OF-WAY
- S.W. COR. - SOUTHWEST CORNER
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
- D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAT
- T.E. - TECHNOLOGY EASEMENT DEDICATED BY THIS PLAT
- E.E. - ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
- N.T.S. - NOT TO SCALE-DETAILS
- SWSC - SHARYLAND WATER SUPPLY CORPORATION
- S.W.D. - SPECIAL WARRANTY DEED
- DOC. NO. - DOCUMENT NUMBER
- ℄ - ROAD CENTER LINE
- ∘ - INDICATOR FOR BEGIN AND END CURVE
- C.A.- COMMON AREA
- S.W.- SIDEWALK

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NICK RHODES	200 S. 10TH STREET STE. 1700	MCALLEN, TEXAS 78504		
ENGINEER:	MARIO A REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: AA DATE 03-06-2025
REVISED BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____



LOCATION MAP

SCALE: 1" = 2,000'

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/2/2026

SUBDIVISION NAME: VILLAS AT TRES LAGOS PHASE 2 SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Tres Lagos Blvd: 100 ft. ROW Paving: 65 ft. B-B Curb & gutter: both sides -Provide Centerline of existing streets across Tres Lagos Blvd., to ensure compliance with minimum requirements for street jogs. Street jogs with centerline offsets of less than 125 feet shall be avoided. as per Section 134-105(d) **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Interior Street: Dedications needed for 60 ft. minimum ROW Paving: 40 ft. Curb & gutter: both sides - Street names will be established prior to final. Finalize street name requirement prior to recording. - Paved temporary street turnaround, must be done through a separate instrument, prior to final/ recording. -Diameter of pavement to be of adequate size for City Turnarounds and City Services. -96 ft diameter with a 10 ft ROW back of curb. - A Variance was requested for internal road with and paving would be 32 ft. ROW with 32 ft. of paving with a 10 ft. utility and sidewalk easement along both sides of internal road. Variance will be heard at the planning and zoning meeting of July 7, 2026 and City Commission on 07/27/2026. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105 -96 ft. diameter with a 10 ft. R.O.W back of curb.	Required

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

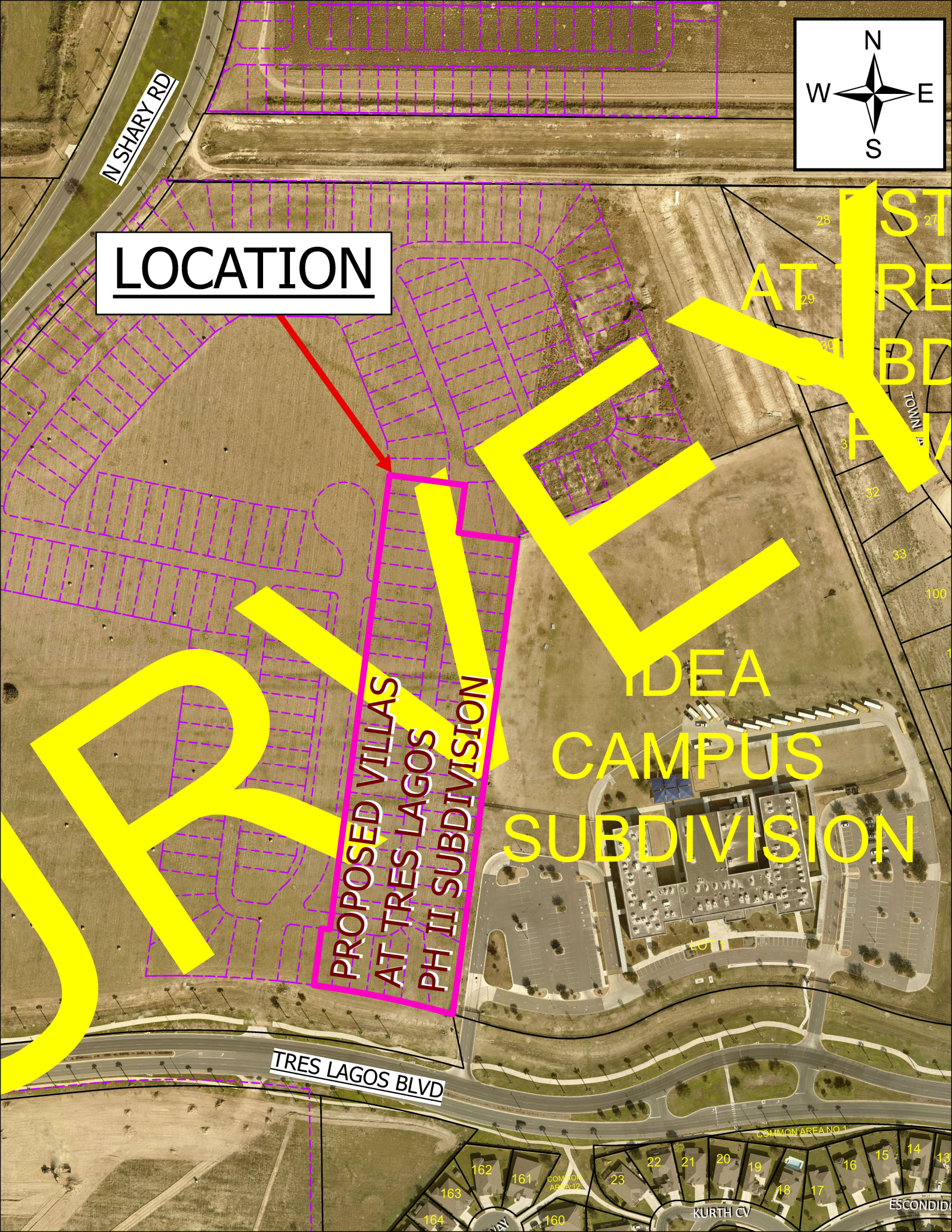
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multifamily development. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
*Front: 10 ft. or greater for easements. (Proposing): 10 ft. minimum or (greater for easements) **Zoning Ordinance: Section 138-356	Required
Rear: 10 ft or greater for easements. (Proposing): 11 ft or greater for easements. **Zoning Ordinance: Section 138-356	Applied
*Sides: In accordance with the zoning ordinance or greater for easements. (Proposing): In accordance with the zoning ordinance or greater for easements. - The engineer submitted a variance request to the side yard setbacks from 0 ft with a firewall or 6ft to 0 ft with firewall and 5ft. Variance will be heard at the planning and zoning meeting of July 7, 2026. Variance request was approved. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
Garage: 18 ft. except where greater setback is required; greater setbacks applies. (Proposing): 18 ft except where greater setbacks is required; greater setbacks applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Tres Lagos and both sides of interior streets. -If proposing to be in accordance with agreement for interior streets, need to submit sidewalk plan prior to final to establish requirements. -Include note as shown above prior to final, once final wording is established. Note may be subject to change once street designation is finalized, finalize wording prior to final. -Sidewalk may increase to 5 ft., prior to final. **Subdivision Ordinance: Section 134-120	Applied
*Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
*6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Tres Lagos Boulevard. **Landscaping Ordinance: Section 110-46	Applied
*8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

NOTES	
* No curb cut, access, or lot frontage permitted along Tres Lagos Blvd. - Access will be from the interior streets from Villas at Tres Lagos Phase I. - Please revise spelling from "Frontatge" to "Frontage" **Must comply with City Access Management Policy	Compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. -- Revisions required: -Plat notes referenced "Common areas A,B and C will be maintained by the property owners and HOA and not the city of McAllen" - Phase II has no common areas, please clarify prior to final.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
*Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
*Minimum lot width and lot area - Plat submitted shows some lots not meeting the minimum lot width requirements, please clarify or adjust, prior to final. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-3T (OC) Proposed: R-3T (OC) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. - As per Parks Department, Waiver granted through Waivers and Exceptions to the City of McAllen Platting Regulations, EXHIBIT "D", Item 6. -- Page 24, per agreement	NA
*Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - As per Parks Department, Waiver granted through Waivers and Exceptions to the City of McAllen Platting Regulations, EXHIBIT "D", Item 6. -- Page 24, per agreement	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Pending review by the Parkland Dedication Advisory Board and CC. -Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
COMMENTS	
Submit Doc. No's along Tres Lagos for the R.O.W. and Recorded Easements for staff review. - Phase II has no parking as per discussion during Phase I, please show parking on phase II. -Access will be from the interior streets in Phase I. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

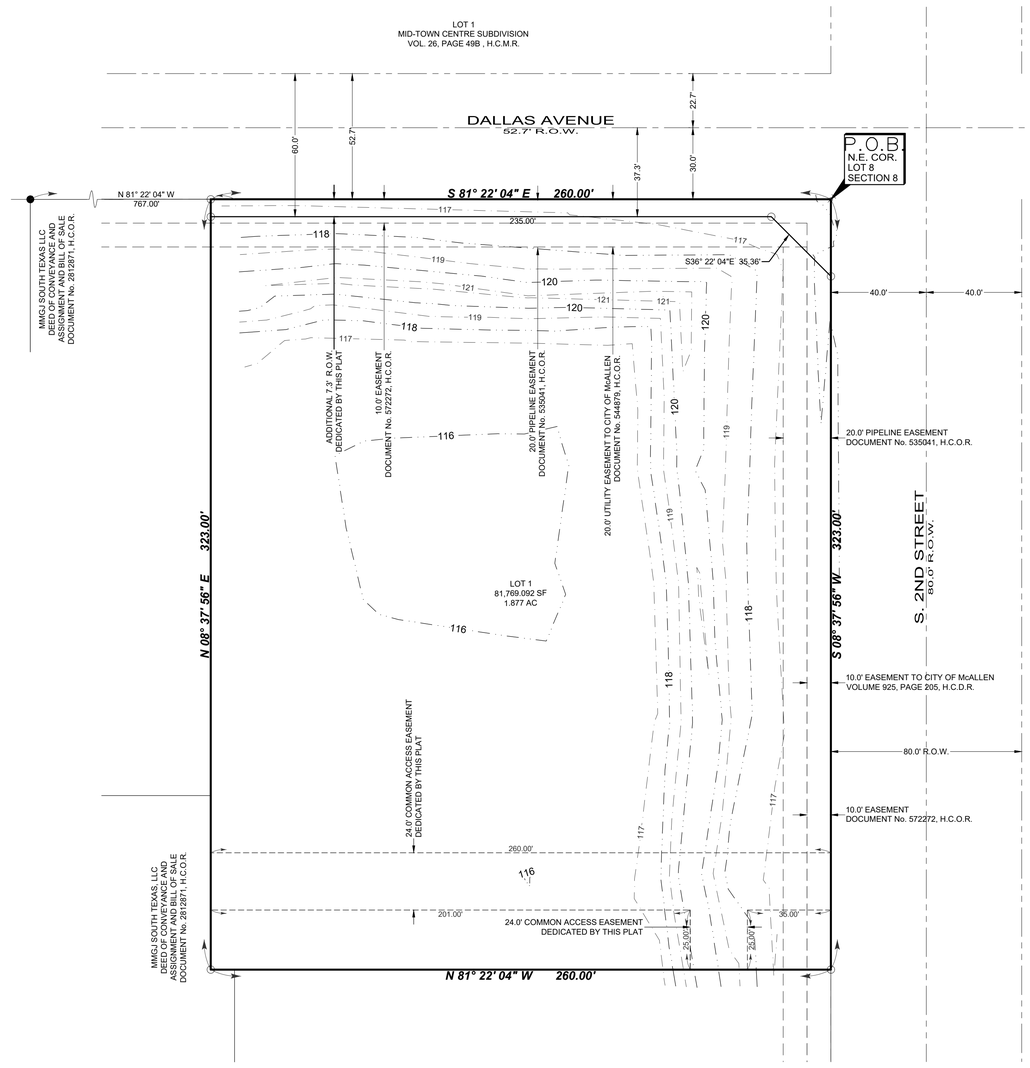

N
W
E
S
N SHARY RD
LOCATION
PROPOSED VILLAS AT TRES LAGOS PH II SUBDIVISION
IDEA CAMPUS SUBDIVISION
TRES LAGOS BLVD
KURTH CV
COMMON AREA NO 1
COMMON AREA 12
LOT 1

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*7-11 McAllen Subdivision*
Owner Name	*MMJG South Texas, LLC*
Engineering Firm	*Melden & Hunt, Inc.*
Existing Zoning	*C-3 (General Business-OC) District*
Proposed Zoning	*C-2 (Regional Commercial-UDC) District*
Number of Lots	*1*

City of McAllen Planning Department



LEGEND

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR
- ▾ FOUND NAIL
- ⊡ SET SQUARE CUT

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.W.I.D. - HIDALGO COUNTY WATER IMPROVEMENT DISTRICT
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
Sq. Ft. - SQUARE FEET
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING

SUBDIVISION MAP OF

7-11 McALLEN SUBDIVISION

BEING A SUBDIVISION OF 1.928 ACRES
OUT OF LOT 8, SECTION 8,
HIDALGO CANAL COMPANY'S SUBDIVISION
VOLUME Q, PAGES 175-177, H.C.D.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 1.928 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Q, PAGES 175-177, HIDALGO COUNTY DEED RECORDS, WHICH SAID 1.928 ACRES OUT OF A CERTAIN TRACT CONVEYED TO MMGJ SOUTH TEXAS LLC BY VIRTUE OF A DEED OF CONVEYANCE AND ASSIGNMENT AND BILL OF SALE RECORDED UNDER DOCUMENT NUMBER 2812871, HIDALGO COUNTY OFFICIAL RECORDS, SAID 1.928 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 8, SECTION 8, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 37' 56" W ALONG THE EAST LINE OF SAID LOT 8, SECTION 8 AND THE WEST RIGHT-OF-WAY LINE OF S. 2nd STREET, A DISTANCE OF 323.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 22' 04" W A DISTANCE OF 250.00 FEET PASS THE EAST LINE OF SAID CERTAIN TRACT CONVEYED TO MMGJ SOUTH TEXAS LLC., CONTINUING A TOTAL DISTANCE OF 260.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 37' 56" E A DISTANCE OF 73.00 FEET PASS THE NORTH LINE OF SAID TRACT CONVEYED TO MMGJ SOUTH TEXAS LLC., CONTINUING A TOTAL DISTANCE OF 323.00 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 81° 22' 04" W A DISTANCE OF 767.00 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 22' 04" E ALONG THE NORTH LINE OF SAID LOT 8, SECTION 8 AND THE SOUTH RIGHT-OF-WAY LINE OF DALLAS AVENUE, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.928 ACRES OF LAND, MORE OR LESS.

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION — DATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN — DATE

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER — DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE 7-11 MCALLEN SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE , IN FEE SIMPLE, THE RIGHT-OF-WAY AREA SHOWN HEREON TO THE CITY OF McALLEN .

MMGJ SOUTH TEXAS LLC
A TEXAS LIMITED LIABILITY COMPANY

TERRY GOTTBERG, PRESIDENT — DATE:
401 W DALLAS AVE
MCALLEN TX US 78501-2777

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRY GOTTBERG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE_____DAY OF_____20_____.

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 06/07/2024

ENGINEERING JOB # 25121.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS · MARIO A. REYNA · 117368 · LICENSED · PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO:

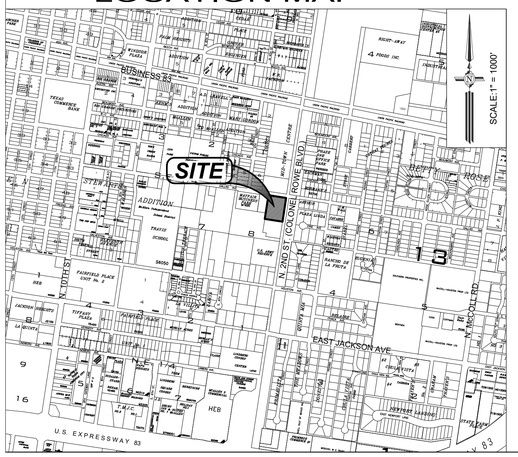
I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF 7-11 MCALLEN SUBDIVISION , WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 4/26/2024 AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, # 6238 — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE SURVEYED: 08-05-2025
REVISED DATE: 08/07/2025

T-XXX, PG. XXX
SURVEY JOB No. 25121.02

STATE OF TEXAS · REGISTERED · ROBERTO N. TAMEZ · 6238 · PROFESSIONAL · LAND SURVEYOR

LOCATION MAP



GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD: OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   COMMUNITY-PANEL NUMBER: 480343 0010 C MAP REVISED: NOVEMBER 02, 1982.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACK:
   FRONT (DALLAS AVE. AND S. 2ND STREET): IN ACCORDANCE WITH THE ZONING ORDINANCE, GREATER FOR EASEMENTS OR APPROVED SITE PLAN
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, GREATER FOR EASEMENTS OR APPROVED SITE PLAN
   SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, GREATER FOR EASEMENTS OR APPROVED SITE PLAN
   CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE, GREATER FOR EASEMENTS OR APPROVED SITE PLAN
4. CITY OF McALLEN BENCHMARK: SQUARE CUT ON LOCATED ON THE SOUTHEAST CORNER OF LOT 1 APPROXIMATELY 752 FT. EAST OF INTERSECTION OF 2ND STREET AND US EXPRESSWAY 83. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16593955.632, E=1075393.507, ELEV.=117.34
5. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 13,852 CUBIC FEET (0.318 AC-FT). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE BY EACH LOT AS APPROVED BY CITY OF McALLEN.
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF MCALLEN BASED ON THE ISSUANCE OF A BUILDING PERMIT.
8. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG DALLAS AVENUE AND S 2ND STREET.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
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PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

DRAWN BY:	EM	DATE	09-23-2025
REVISION:		DATE	
SURVEYED, CHECKED		DATE	
FINAL CHECK		DATE	

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MMGJ SOUTH TEXAS LLC	401 W DALLAS AVE	MCALLEN TX US 78501		
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

COUNTY CLERK · COUNTY OF HIDALGO, TEXAS

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/1/2026

SUBDIVISION NAME: 7-11 MCALLEN SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
South 2nd Street: 40 ft. from centerline for a total R.O.W. of 80 ft. Paving: 52 ft. Curb & Gutter: both sides - Please add labels as required: TOTAL, CENTERLINE (CL), etc. with document numbers. - Variance request to not dedicate ROW was approved by the Planning & Zoning Commission on June 16, 2026, and by City Commission on July 13, 2026. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Dallas Avenue: 37.3 ft. from centerline for a total R.O.W. of 60 ft. Paving: 40 ft. Curb & Gutter: both sides - Please add labels as required: EXISTING, TOTAL, CENTERLINE (CL), PROPOSED, etc. and document numbers. - The existing R.O.W. is shown as 52.7 ft. Please reference the document number on the plat and provide a copy for staff review, prior to final. - Show the existing R.O.W. on both sides of centerline prior to final. - Label the dimensions for the proposed Corner clip located on the North-East portion of the plat. - Provide copy of documents for any R.O.W. & easements shown on the plat. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
_____ : __ ft. from centerline for a total R.O.W. of __ ft. Paving: __ ft. Curb & Gutter: _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ : __ ft. from centerline for a total R.O.W. of __ ft. Paving: __ ft. Curb & Gutter: _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ : __ ft. from centerline for a total R.O.W. of __ ft. Paving: __ ft. Curb & Gutter: _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,000 ft. Block Length: _____ **Unified Development Code: Section 5.3.6	NA
* 600 ft. Block Length for R-3, M-1, M-2, and CC Districts: _____ **Unified Development Code: Section 5.3.6	NA
* 300 ft. Maximum Cul-De-Sac: _____ **Unified Development Code: Section 5.3.9	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ALLEYS	
ROW: 20 ft. Paving: 16 ft. * Alley/service drive easement required for commercial properties - 24 ft. service drive is proposed. - A plat note stating, "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen". **Unified Development Code: Section 5.3.9	Required
SETBACKS	
* Front: In accordance with the Unified Development Code or greater for easements - Provide as written above to reference the UDC instead of the Zoning Code. "OR APPROVED SITE PLAN" is also not necessary. **Unified Development Code: Chapter 2	Required
* Rear: In accordance with the Unified Development Code or greater for easements - Provide as written above to reference the UDC instead of the Zoning Code. "OR APPROVED SITE PLAN" is also not necessary. **Unified Development Code: Chapter 2	Required
* Side: In accordance with the Unified Development Code or greater for easements - Provide as written above to reference the UDC instead of the Zoning Code. "OR APPROVED SITE PLAN" is also not necessary. **Unified Development Code: Chapter 2	Required
* Corner: In accordance with the Unified Development Code or greater for easements - Provide as written above to reference the UDC instead of the Zoning Code. "OR APPROVED SITE PLAN" is also not necessary. **Unified Development Code: Chapter 2	Required
* Garage: _____ **Unified Development Code: Chapter 2	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along Dallas Avenue and South 2nd Street. **Unified Development Code: Section 5.3.8	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Unified Development Code: Section 4.6.4.B	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Unified Development Code: Section 4.6.4.B	Applied
* Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 5.3.7 of the Unified Development Code, including but not limited to common areas and its private streets. **Unified Development Code: Section 5.3.7	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Unified Development Code: Section 5.3.7	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Unified Development Code: Section 5.3.5	Applied
* Minimum Lot Width and Lot Area: _____ **Unified Development Code: Chapter 2	Applied
ZONING/CUP	
* Existing: C-3 (General Business-OC) District Proposed: C-2 (Regional Commercial-UDC) District - Rezoning was approved before the Planning & Zoning Commission on October 21, 2025, and before City Commission on November 10, 2025. **Unified Development Code: Chapter 2	Applied
* Rezoning needed before final approval **Unified Development Code: Chapter 2	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - Park fees do not apply to commercial development.	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Applied
* Traffic Impact Analysis (TIA) required, prior to final plat.	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

COMMENTS	
Comments: - Please add labels as required: EXISTING, TOTAL, CENTERLINE (CL), PROPOSED, etc. and document numbers. - Label the dimensions for the proposed corner clip located on the North-East portion of the plat. - Add plat note stating, "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen". - Provide setbacks as written in plat review to reference the UDC instead of the Zoning Code. *Disclaimer: Any abandonment must be done by a separate instrument/documents, cannot be done by plat. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in final form, subject to conditions noted.	Applied

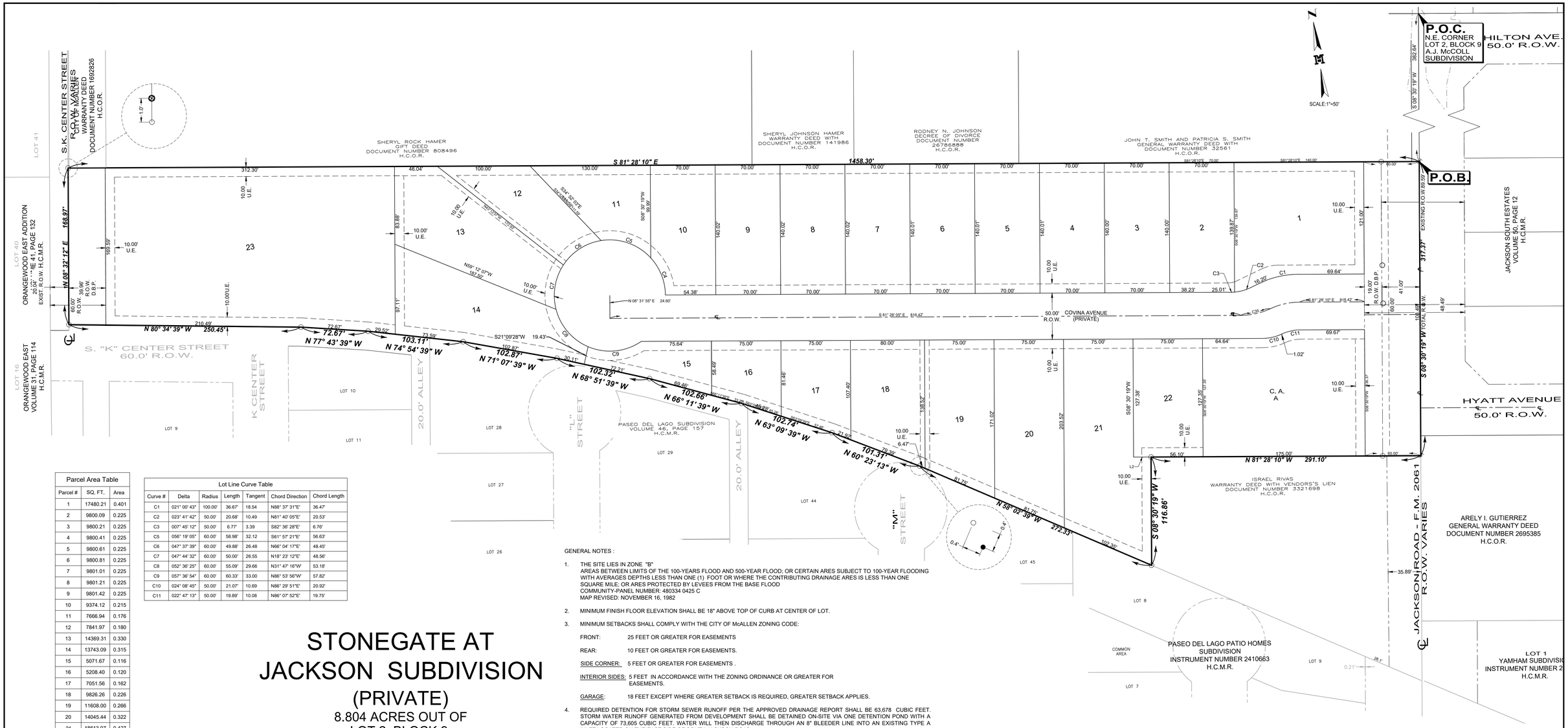
LOCATION
DALLAS AVE
S 2ND ST
S. 2ND ST.
PROPOSED 7-11
MCALLEN
SUBDIVISION
MAYFAIR
BUSINESS
PARK
LOT 1
MID-TOW
BORMAN
ARTHUR
N
W
E
S

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Stonegate at Jackson Subdivision*
Owner Name	*Skyline Valley Development, LLC*
Engineering Firm	*Melden & Hunt, Inc.*
Existing Zoning	*R-1 (Single-Family Residential-OC) District*
Proposed Zoning	*R-1 (Low-Density Residential-UDC) District*
Number of Lots	*24*

City of McAllen Planning Department



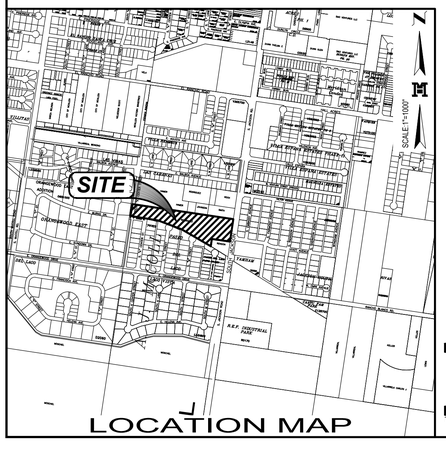
Parcel Area Table		
Parcel #	SQ. FT.	Area
1	17480.21	0.401
2	9800.09	0.225
3	9800.21	0.225
4	9800.41	0.225
5	9800.61	0.225
6	9800.81	0.225
7	9801.01	0.225
8	9801.21	0.225
9	9801.42	0.225
10	9374.12	0.215
11	7666.94	0.176
12	7841.97	0.180
13	14369.31	0.330
14	13743.09	0.315
15	5071.67	0.116
16	5208.40	0.120
17	7051.56	0.162
18	9826.26	0.226
19	11608.00	0.266
20	14045.44	0.322
21	18613.97	0.427
22	9551.73	0.219
23	54002.74	1.240
CA-A	23094.50	0.530

Lot Line Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	021° 00' 43"	100.00'	36.67'	18.54	N88° 37' 31"E	36.47'
C2	023° 41' 42"	50.00'	20.68'	10.49	N81° 40' 05"E	20.53'
C3	007° 45' 12"	50.00'	6.77'	3.39	S82° 36' 28"E	6.76'
C5	056° 19' 05"	60.00'	58.98'	32.12	S61° 57' 21"E	56.63'
C6	047° 37' 39"	60.00'	49.88'	26.48	N66° 04' 17"E	48.45'
C7	047° 44' 32"	60.00'	50.00'	26.55	N18° 23' 12"E	48.56'
C8	052° 36' 25"	60.00'	55.09'	29.66	N31° 47' 16"W	53.18'
C9	057° 36' 54"	60.00'	60.33'	33.00	N86° 53' 56"W	57.82'
C10	024° 08' 45"	50.00'	21.07'	10.69	N86° 29' 51"E	20.92'
C11	022° 47' 13"	50.00'	19.89'	10.08	N86° 07' 52"E	19.75'

STONEGATE AT JACKSON SUBDIVISION

(PRIVATE)

8.804 ACRES OUT OF
LOT 2, BLOCK 9,
A.J. McCOLL SUBDIVISION
VOLUME 21, PAGE 598 H.C.D.R.
HIDALGO COUNTY, TEXAS



LEGEND

- FOUND No.4 REBAR
- FOUND No.5 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
U.E. - UTILITY EASEMENT DEDICATE BY PLAT
D.B.P. - DEDICATE BY PLAT
℄ - CENTER LINE
C.A. - COMMON AREA

DRAWN BY:	L.H.	DATE:	05/26/2026
REVISED BY:	L.H.	DATE:	08/07/2026
SURVEYED/CHECKED:		DATE:	
FINAL CHECK:		DATE:	

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

GENERAL NOTES :

1. THE SITE LIES IN ZONE "B"
AREAS BETWEEN LIMITS OF THE 100-YEARS FLOOD AND 500-YEAR FLOOD; OR CERTAIN ARES SUBJECT TO 100-YEAR FLOODING WITH AVERAGES DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE ARES IS LESS THAN ONE SQUARE MILE; OR ARES PROTECTED BY LEVEES FROM THE BASE FLOOD
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
FRONT: 25 FEET OR GREATER FOR EASEMENTS
REAR: 10 FEET OR GREATER FOR EASEMENTS.
SIDE CORNER: 5 FEET OR GREATER FOR EASEMENTS .
INTERIOR SIDES: 5 FEET IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 63,678 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA ONE DETENTION POND WITH A CAPACITY OF 73,605 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 8" BLEEDER LINE INTO AN EXISTING TYPE A INLET LOCATED ON THE EAST SIDE OF SOUTH JACKSON ROAD.
5. CITY OF McALLEN BENCHMARK: "MC 68" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999. BEING LOCATED ON NORTHEAST CORNER OF THE INTERSECTION OF JACKSON ROAD & EL DORA ROAD. 30" ALUM. PIPE WITH A 3 ¼" BRASS MONUMENT CAP ON TOP AT ELEVATION = 111.23, NORTHING: 16608729.2851, EASTING: 1082910.61419 (NAVD88).
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG SOUTH JACKSON ROAD, A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS AND ALONG S K CENTER STREET.
8. 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG SOUTH JACKSON ROAD AND S K CENTER STREET.
10. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
12. COMMON OR DETENTION AREAS, ANY PRIVATE STREET/ALLEYS, AND/OR GATES MUST MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG SOUTH JACKSON ROAD.
14. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE STONEGATE AT JACKSON SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.
15. COMMON AREA "A" IDENTIFIED AS DETENTION AREAS, ANY PRIVATE STREETS/DRIVES, MAIL CENTER ETC, MUST BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, STONEGATE AT JACKSON SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON AREA "A", WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON AREA "A" TRANSFER OF TITLES TO STONEGATE AT JACKSON SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE STONEGATE AT JACKSON SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON AREA "A" THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT No._____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

STONEGATE AT JACKSON SUBDIVISION

(PRIVATE)

8.804 ACRES OUT OF
LOT 2, BLOCK 9,
A.J. McCOLL SUBDIVISION

VOLUME 21, PAGE 598 H.C.D.R.
HIDALGO COUNTY, TEXAS

METES AND BOUNDS

A TRACT OF LAND CONTAINING 8.804 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OUT OF LOT 2, BLOCK 9, A.J. McCOLL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, HIDALGO COUNTY DEED RECORDS, WHICH SAID 8.804 ACRES WERE CONVEYED TO JOSEPHINA RODRIGUEZ BY VIRTUE OF A WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBERS 651570 AND 651571, HIDALGO COUNTY OFFICIAL RECORDS, SAID 8.804 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 9 AND WITHIN THE EXISTING RIGHT-OF-WAY OF JACKSON ROAD;

THENCE, S 08° 30' 19" W ALONG THE EAST LINE OF SAID LOT 2, BLOCK 9 AND WITHIN THE EXISTING RIGHT-OF-WAY OF JACKSON ROAD, A DISTANCE OF 382.64 FEET TO A NAIL SET AT THE SOUTHEAST CORNER OF A CERTAIN TRACT CONVEYED TO JOHN T. SMITH AND PATRICIA S. SMITH BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 32561, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 30' 19" W ALONG THE EAST LINE OF SAID LOT 2, BLOCK 9, AND WITHIN THE EXISTING RIGHT-OF-WAY OF JACKSON ROAD, A DISTANCE OF 317.37 FEET TO A NAIL SET, FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 28' 10" W AT A DISTANCE OF 41.10 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF JACKSON ROAD, CONTINUING A TOTAL DISTANCE OF 291.10 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 08° 30' 19" W A DISTANCE OF 116.86 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF PASEO DEL LAGO PATIO HOMES SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2410663, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 58° 02' 39" W ALONG THE NORTH LINES OF SAID PASEO DEL LAGO PATIO HOMES SUBDIVISION AND PASEO DEL LAGO SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 46, PAGE 157, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 92.57 FEET PASS THE NORTHWEST CORNER OF SAID PASEO DEL LAGO PATIO HOMES SUBDIVISION AND THE NORTHEAST CORNER OF SAID PASEO DEL LAGO SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 272.33 FEET TO A NO. 4 REBAR SET FROM WHICH A NO. 4 REBAR FOUND BEARS S 13° 28' 31" E A DISTANCE OF 0.55 FEET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 60° 23' 13" W CONTINUING ALONG THE NORTH LINE OF SAID PASEO DEL LAGO SUBDIVISION, A DISTANCE OF 101.31 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 63° 09' 39" W CONTINUING ALONG THE NORTH LINE OF SAID PASEO DEL LAGO SUBDIVISION, A DISTANCE OF 102.74 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, N 66° 11' 39" W CONTINUING ALONG THE NORTH LINE OF SAID PASEO DEL LAGO SUBDIVISION, A DISTANCE OF 102.66 FEET TO A N O. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, N 68° 51' 39" W CONTINUING ALONG THE NORTH LINE OF SAID PASEO DEL LAGO SUBDIVISION, A DISTANCE OF 102.32 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, N 71° 07' 39" W CONTINUING ALONG THE NORTH LINE OF SAID PASEO DEL LAGO SUBDIVISION, A DISTANCE OF 102.87 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, N 74° 54' 39" W CONTINUING ALONG THE NORTH LINE OF SAID PASEO DEL LAGO SUBDIVISION, AT A DISTANCE OF 35.85 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 103.11 FEET TO A NO. 4 REBAR, FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, N 77° 43' 39" W CONTINUING ALONG THE NORTH LINE OF SAID PASEO DEL LAGO SUBDIVISION, A DISTANCE OF 72.67 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, N 80° 34' 39" W CONTINUING ALONG THE NORTH LINE OF SAID PASEO DEL LAGO SUBDIVISION, A DISTANCE OF 250.45 FEET TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID PASEO DEL LAGO SUBDIVISION AND WEST LINE OF SAID LOT 2, BLOCK 9, FOR THE SOUTHWEST CORNER OF THIS TRACT;
13. THENCE, N 08° 32' 12" E, ALONG THE WEST LINE OF SAID LOT 2, BLOCK 9, A DISTANCE OF 168.97 FEET TO A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF A CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1692826, HIDALGO COUNTY OFFICIAL RECORDS, FROM WHICH A NO. 4 REBAR FOUND BEARS N 08° 32' 12" E A DISTANCE OF 1.00 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT;
14. THENCE, S 81° 28' 10" E ALONG THE SOUTH LINE OF SAID CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN, AT A DISTANCE OF 40.87 FEET PASS THE SOUTHEAST CORNER OF SAID CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN AND THE SOUTHWEST CORNER OF A CERTAIN TRACT CONVEYED TO SHERYL ROCK HAMER BY VIRTUE OF A GIFT DEED RECORDED UNDER DOCUMENT NUMBER 808496, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 738.14 FEET PASS THE SOUTHEAST CORNER OF SAID CERTAIN TRACT CONVEYED TO SHERYL ROCK HAMER AND A CERTAIN TRACT CONVEYED TO SHERYL JOHNSON HAMER BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 1419986, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 848.14 FEET PASS THE SOUTHEAST CORNER OF SAID CERTAIN TRACT CONVEYED TO SHERYL JOHNSON HAMER AND THE SOUTHWEST CORNER OF A CERTAIN TRACT CONVEYED TO RODNEY N. JOHNSON BY VIRTUE OF A DECREE OF DIVORCE RECORDED UNDER DOCUMENT NUMBER 2678688, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 1,026.14 FEET PASS THE SOUTHEAST CORNER OF SAID CERTAIN TRACT CONVEYED TO RODNEY N. JOHNSON AND THE SOUTHWEST CORNER OF SAID CERTAIN TRACT CONVEYED TO JOHN T. SMITH AND PATRICIA S. SMITH, AT A DISTANCE OF 1,417.21 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF JACKSON ROAD, CONTINUING A TOTAL DISTANCE OF 1,458.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.804 ACRES OF WHICH 0.299 OF ONE ACRE WHICH LIES WITHIN THE EXISTING RIGHT-OF-WAY OF JACKSON ROAD LEAVING A NET OF 8.505 ACRES OF LAND, MORE OR LESS.

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
MAYOR, CITY OF McALLEN DATE

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

_____ _____
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

THE STATE OF TEXAS
COUNTY OF BEXAR

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE STONEGAT AT JACKSON SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

SKYLINE VALLEY DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

_____ _____
HECTOR MANUEL JARAMILLO LOPEZ DATE
MANAGER
2310 BROCK STREET
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HECTOR JARAMLLO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE _____ DAY OF _____ , 20 _____.

_____
NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____
MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 08/07/2026
DATE REVISED: _____
ENGINEERING JOB # 25051.00

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF STONEGATE AT JACKSON SUBDIVISION , WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 09-29-2023, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

_____
ROBERTO N. TAMEZ, REGISTERED DATE:
PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS
DATE SURVEYED: 09-29-2023
SURVEY JOB No. 23699.08

ROBERTO N. TAMEZ
6238

DRAWN BY: L.H. DATE: 05/26/2026
REVISED BY: L.H. DATE: 08/07/2026
SURVEYED/CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBPLS No. 10096900
115 W. McINTYRE - EDINBURG, TX 78541
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ESTABLISHED 1947 - www.meldenandhunt.com

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/3/2026

SUBDIVISION NAME: STONEGATE AT JACKSON SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. Jackson Road (F.M. 2061): Dedication as needed for 60 ft. from Centerline for 120 ft. Total R.O.W. Paving: By State Curb & gutter: By State - Show R.O.W. dedication on S. Jackson Road. - Label the existing R.O.W., R.O.W. dedications, Total R.O.W., dimensions from Centerline, etc. - Include document numbers for the existing R.O.W. and provide them for staff review. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
S. "K" Center Street: Need to dedicate 40 ft. of R.O.W. for the total 60 ft. R.O.W. requirement on S. "K" Center Street. Paving: 40 ft. Curb & gutter: Both Sides - Need to add R.O.W. dedications provided by Orangewood East & Las Vinas Subdivision on the Plat. Provide Doc. no's and how the R.O.W. was dedicated. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Interior Street (Private): Dedication as needed for 50 ft. of Total R.O.W. Paving: 32 ft. Curb & gutter: Both Sides - Street names will be established prior to recording. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,000 ft. Block Length: _____ **Unified Development Code: Section 5.3.6	Applied
* 600 ft. Block Length for R-3, M-1, M-2, and CC Districts: _____ **Unified Development Code: Section 5.3.6	NA
* 300 ft. Maximum Cul-De-Sac: _____ - Provide 'Cul-De-Sac' details regarding R.O.W. and paving details. - A variance was submitted for exceeding the mac block length for a cul-de-sac. The variance request was approved by City Commission on August 10, 2026. **Unified Development Code: Section 5.3.9	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

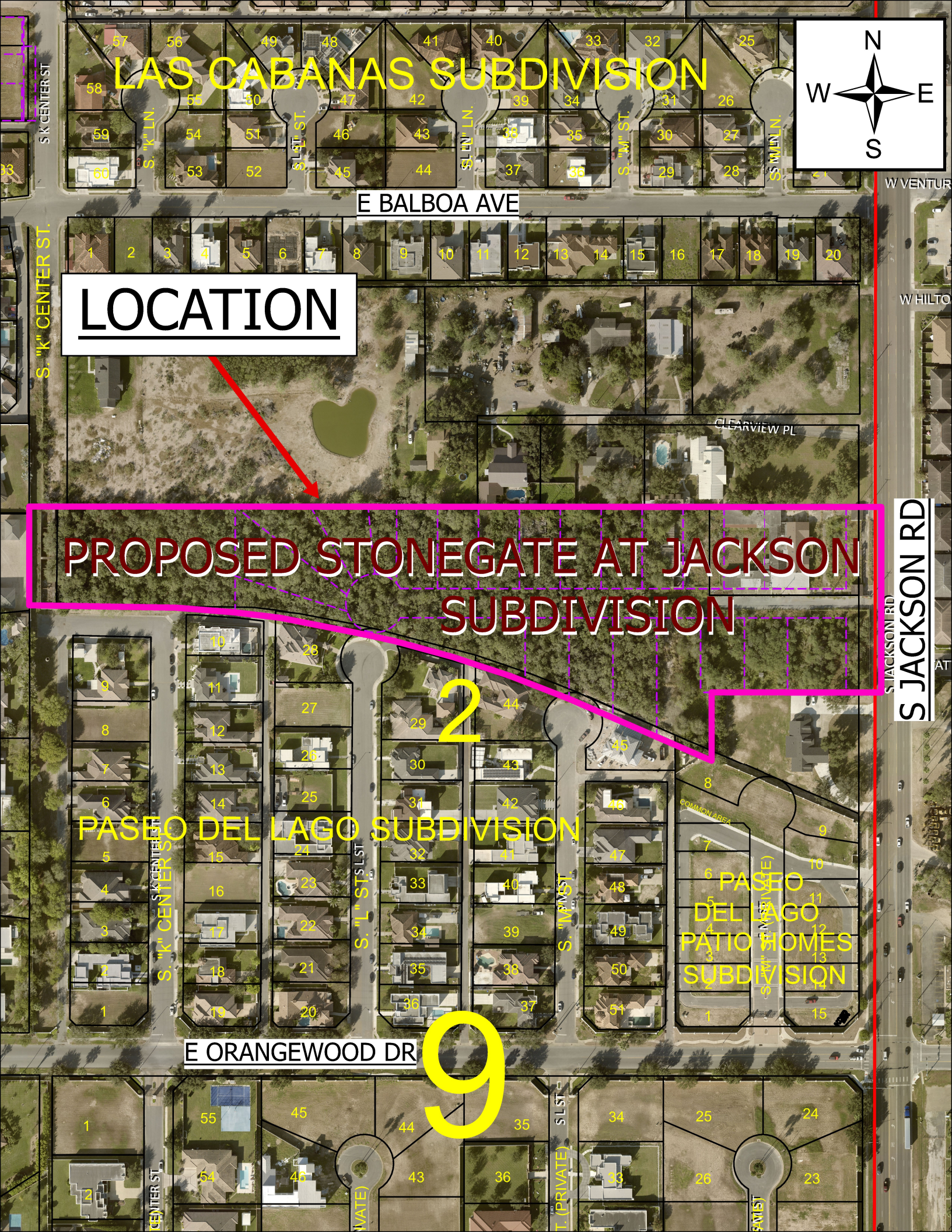
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. * Alley/service drive easement required for commercial and multi-family properties. **Unified Development Code: Section 5.3.9	NA
SETBACKS	
* Front: In accordance with the Unified Development Code or greater for easements. - Proposing: "25 feet or greater for easements" **Unified Development Code: Chapter 2	Applied
* Rear: In accordance with the Unified Development Code or greater for easements. - Proposing: 10 ft. or greater for easements. **Unified Development Code: Chapter 2	Applied
* Sides: In accordance with the Unified Development Code or greater for easements. - Currently written as "5 feet in accordance with the zoning ordinance or greater for easements." Please write plat note as provided above so that it may refence the UDC rather than the Zoning Ordinance. **Unified Development Code: Chapter 2	Required
* Corner: In accordance with the Unified Development Code, or greater for easements - Currently showing a corner setback of 5 ft. Please revise as shown above otherwise a variance will need to be submitted. **Unified Development Code: Chapter 2	Required
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Unified Development Code: Chapter 2	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along S. Jackson Road, and a 4ft wide minimum sidewalk is required on both sides of all interior streets and along S. "K" Center Street. **Unified Development Code: Section 5.3.8	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Unified Development Code: Section 4.6.4.B	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Unified Development Code: Section 4.6.4.B	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along S. Jackson Road. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 5.3.7 of the Unified Development Code, including but not limited to common areas and its private streets. - Revise to refence Section 5.3.7 of the UDC. **Unified Development Code: Section 5.3.7	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Revise to refence Section 5.3.7 of the UDC. **Unified Development Code: Section 5.3.7	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Unified Development Code: Section 5.3.5	Applied
* Minimum Lot Width and Lot Area **Unified Development Code: Chapter 2	Applied
ZONING/CUP	
* Existing: R-1 (Single-Family Residential-OC) District Proposed: R-1 (Low-Density Residential-UDC) District - City Initiated Rezoning (REZ2026-0114) was approved by the Planning & Zoning Commission on August 4, 2026, and by City Commission on August 24, 2026. - Revise application for proposed zoning, otherwise a rezoning application will be needed. **Unified Development Code: Chapter 2	Required
* Rezoning needed before final approval **Unified Development Code: Chapter 2	Applied
PARKS	
* Land dedication in lieu of fee.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

COMMENTS	
Comments: - Needs to verify the amount of managing members, as LLC documents refer to a Mr. Alejandro Jaramillo Lopez. - Revise application to show the correct number of lots and proposed zoning. - Wording for the Owner's signature line refers to public wording for subdivisions. - HCID#1 signature is being provided, disclaimer: we don't require irrigation district signature block, but if provided you would need to get the signatures. - Label the existing R.O.W., R.O.W. dedications, Total R.O.W., dimensions from Centerline, etc. - Plat notes shall be revised to refence applicable sections of the UDC. - Provide radius of the Cul-De-Sac. * Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in final form, subject to conditions noted.	Applied


LAS CABANAS SUBDIVISION
N
W
E
S
E BALBOA AVE
LOCATION
S. "K" CENTER ST.
S. "K" LN.
S. "L" ST.
S. "L" LN.
S. "M" ST.
S. "M" LN.
CLEARVIEW PL
W VENTUR
W HILTO
S JACKSON RD
PROPOSED STONEGATE AT JACKSON SUBDIVISION
2
PASEO DEL LAGO SUBDIVISION
S. "K" CENTER ST
S. "L" ST
S. "M" ST
COMMON AREA
PASEO DEL LAGO PATIO HOMES SUBDIVISION
E ORANGEWOOD DR
9

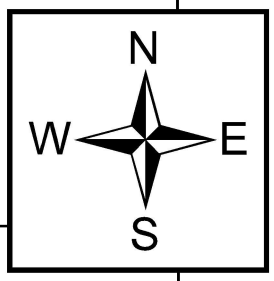
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Row at Park Place Subdivision*
Owner Name	*Domain Development Corp*
Engineering Firm	*Melden & Hunt, Inc.*
Existing Zoning	*R-3 High Density Residential*
Proposed Zoning	*R-3 High Density Residential*
Number of Lots	*1*

City of McAllen Planning Department

RIPLE "B" MOBILE PARK



TRIPLE "B" MOBILE HOME PARK II SUBDIVISION

LOT 1

LOCATION

LAS ON FREDDY PHASE III UBDIVISION

COMMON AREA - E

COMMON AREA D

COMMON AREA - D4

THE VILLAS ON FREDDY PHASE I SUBDIVISION

COMMON AREA C

5

PROPOSED ROW AT PARK

PLACE SUBDIVISION

PALM ESTATES SUBDIVISION

N. 12TH ST.

YALE AVE.

LAS TORRES SUBDIVISION

LOT 1

LOT 2

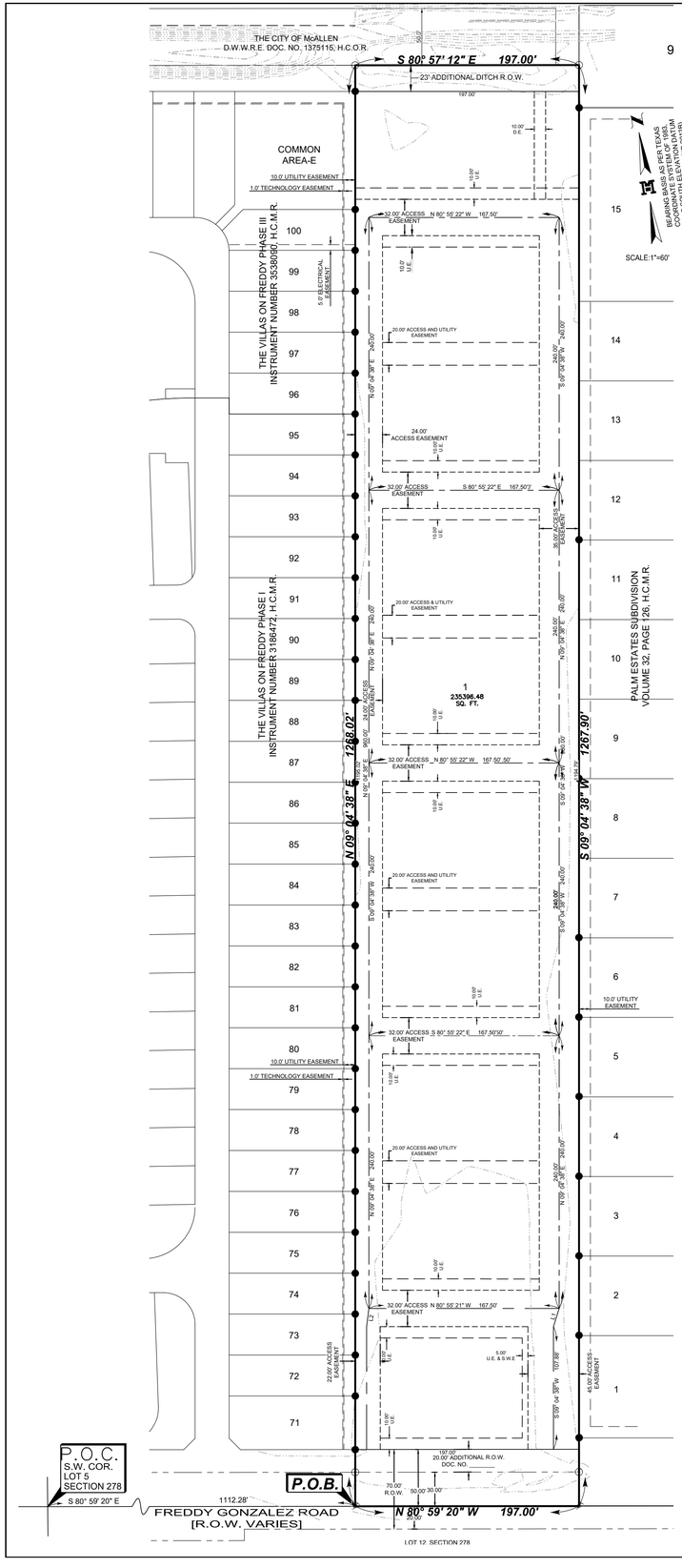
LOT 3

LOT 4

N 10TH ST

FREDDY GONZALEZ RD.

FREDDY GONZALEZ RD



GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER: 480325 0325 D MAP REVISED: JUNE 6, 2000.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL BE:

FRONT:	IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE OR GREATER FOR EASEMENTS
REAR:	IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE OR GREATER FOR EASEMENTS
ALLEY SIDE:	IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE OR GREATER FOR EASEMENTS
INTERIOR SIDES:	IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE OR GREATER FOR EASEMENTS
SIDE CORNER:	IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE OR GREATER FOR EASEMENTS
GARAGE:	IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE OR GREATER FOR EASEMENTS

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 42,885 C.F. (1.078 Ac-Ft.). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.
5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY THE CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. CITY OF McALLEN BENCHMARK: NUMBER MC 46, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP TOP LOCATED AT THE INTERSECTION OF N. 10TH STREET AND FREDDY GONZALEZ, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16632426.4526, E=1077730.38009, ELEV.=104.17.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG FREDDY GONZALEZ ROAD.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. DEVELOPER / HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NO THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
11. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF McALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.
12. A 10 FOOT X 10 FOOT SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.
13. ALL INTERIOR LOT CORNERS WILL HAVE A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
14. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.
15. COMMON/DETENTION AREAS, ANY SERVICE DRIVE, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.
16. NO LOT FRONTAGE PERMITTED ALONG FREDDY GONZALEZ ROAD..
17. DETENTION WILL BE COMMON AREA AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS/HOA AND NOT THE CITY OF McALLEN.

LEGEND & ABBREVIATIONS

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- ⅌ SET NAIL
- o CURVE PC AND PT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- R.O.W. - RIGHT-OF-WAY
- S.W. COR. - SOUTHWEST CORNER
- SQ.FT. - SQUARE FEET
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- U.E. - UTILITY EASEMENT
- T.E. - TECHNOLOGY EASEMENT
- D.E. - DRAINAGE EASEMENT

Lot Line Table		
Line #	Length	Direction
L1	16.76'	N26° 26' 01"E
L2	16.12'	S16° 12' 08"W

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
TBPLS No. 10096900 ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: J.L.G. DATE 03/03/2025
REVISED BY: A.A DATE 04/17/2026
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

SUBDIVISION MAP OF

ROW AT PARK PLACE SUBDIVISION

BEING A SUBDIVISION OF 5.734 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 5, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 24, PAGE 170, HIDALGO COUNTY DEED RECORDS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 5.734 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 170, HIDALGO COUNTY DEED RECORDS, SAID 5.734 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5, SECTION 278;

THENCE, N 89° 59' 20" W ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 278 AND WITHIN THE EXISTING RIGHT-OF-WAY OF FREDDY GONZALEZ ROAD, A DISTANCE OF 1,112.28 FEET TO A NAIL SET, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 09° 04' 38" E AT A DISTANCE OF 30.00 FEET PASS THE EXISTING WEST RIGHT-OF-WAY LINE OF FREDDY GONZALEZ ROAD, CONTINUING A TOTAL DISTANCE OF 1,268.02 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 80° 57' 12" E A DISTANCE OF 197.00 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 09° 04' 38" W AT A DISTANCE OF 1,237.90 FEET PASS A NO. 4 REBAR SET, ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF FREDDY GONZALEZ ROAD, CONTINUING A TOTAL DISTANCE OF 1,267.90 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 5, SECTION 278, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 80° 59' 20" E ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 278 AND WITHIN THE EXISTING RIGHT-OF-WAY OF FREDDY GONZALEZ ROAD, A DISTANCE OF 197.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.734 ACRES OF LAND, MORE OR LESS.

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON

THIS THE ____ DAY OF _____ 20__.

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT No. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE SILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

_____ _____
PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

_____ _____
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, LIENHOLDER(S) (OR DULLY AUTHORIZED OFFICERS OF THE HOLDERS OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HERE IN AS CONDOMINIUMS AT FREDDY GONZALEZ SUBDIVISION, OF THE CITY OF McALLEN, TEXAS HEREBY CONSENT TO THE SUBDIVISION OF THIS REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLAT OF THE PROPERTY AS DESCRIBED FOR HEREIN.

_____ _____
JOHN ROBERT KING – TRUSTEE DATE
3409 N. 10TH ST.
MCALLEN, TX 78501

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
MAYOR, CITY OF McALLEN DATE

_____ _____
CITY SECRETARY DATE

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

COUNTY COURT COUNTY OF HIDALGO, TEXAS

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS _____ ROW AT _____ PARK PLACE SUBDIVISION _____, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF FREDDY GONZALEZ ROAD FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

DOMAIN DEVELOPMENT, CORP.
A TEXAS CORPORATION

_____ _____
SHAVI MAHTANI, PRESIDENT DATE
1200 AUBURN STREET, SUITE 250
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ , 20 ____.

_____
NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE CARDENAS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ , 20 ____.

_____
NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____ 20 _____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____
MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 02/27/2025
REVISED ON:
ENGINEERING JOB # 25031.00

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY SUPERVISION.

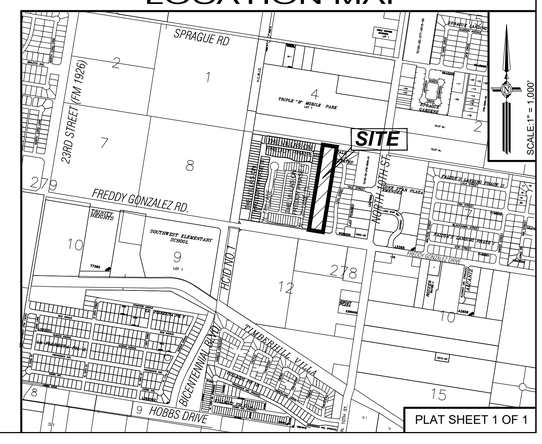
DATED THIS THE _____ DAY OF _____, 20 _____

_____
ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 02/25/2025
T-, PG.
SURVEYING JOB No. 25343.08

ROBERTO N. TAMEZ
6238

LOCATION MAP



PLAT SHEET 1 OF 1

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/2/2026

SUBDIVISION NAME: ROW AT PARK PLACE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Freddy Gonzalez Road - 20 ft. R.O.W. dedication, for 50 ft. from center line for 100 ft. ROW Paving:65 ft. Curb & gutter: both sides. Revisions Needed: -Label Centerline to determine dedication requirements, prior to final. -Label the arrow dimensions for "Total R.O.W." and from centerline prior to final. -Include document numbers for existing R.O.W. on the plat, provide documents for staff review prior to final. -If R.O.W. varies, show arrow dimensions where R.O.W. varies on the plat. *Disclaimer: Any abandonments must be done by a separate document/instrument, cannot be done by plat. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final/recording. **COM Thoroughfare Plan	Applied
-Revised plat no longer shows interior private streets **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3T Zone Districts -Revised plat no longer shows a block. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac -Revised plat no longer shows a cul-de-sac **Subdivision Ordinance: Section 134-105	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

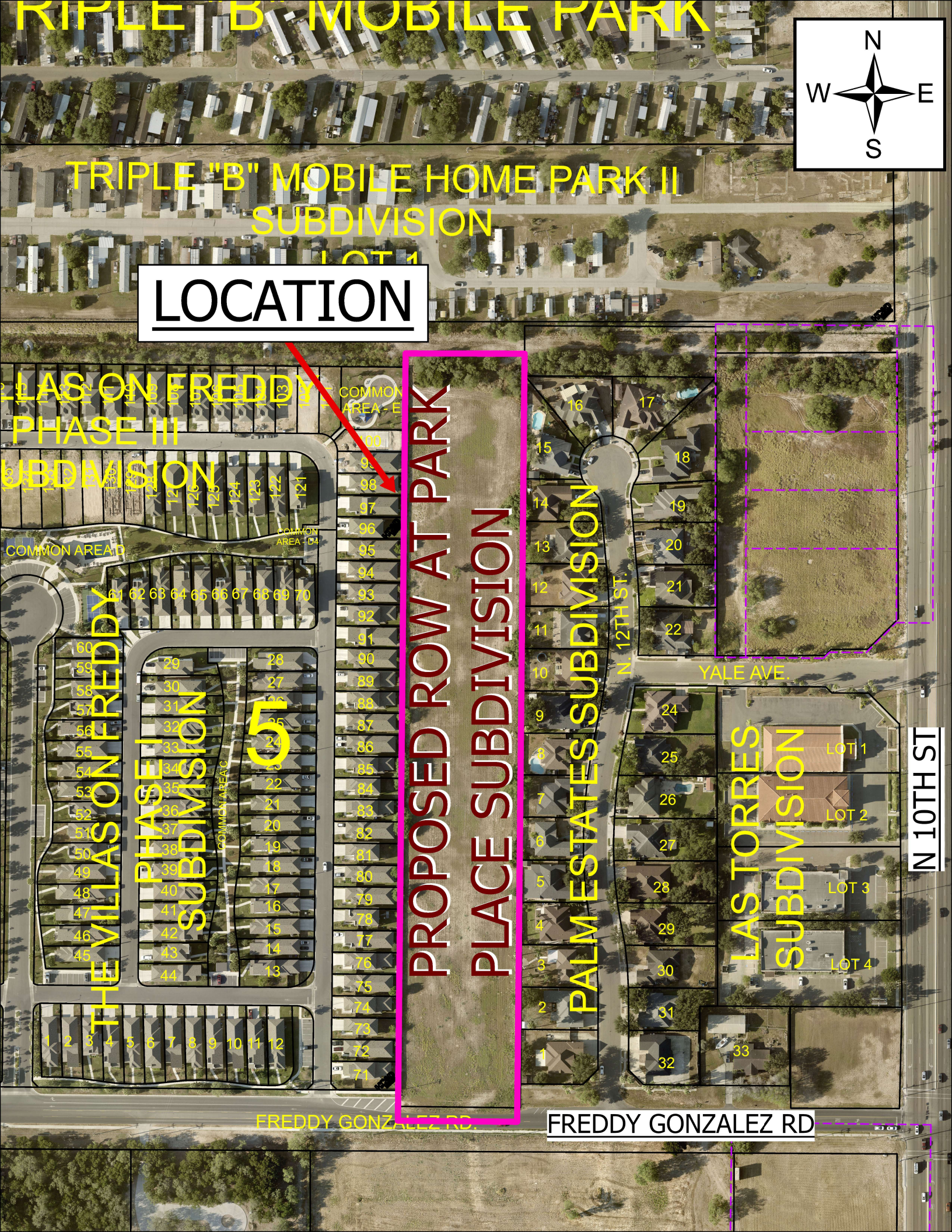
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. -Revised plat show 1 lot -*Alley/service drive easement required for commercial/multi-family properties - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. Please clarify the 22-foot access easement shown along the west property boundary. The plat appears to provide the required 24-foot minimum access easement around the remainder of the perimeter. However, this location is labeled as 22 feet. Since the boundary line does not appear to shift at this location, please verify that the 22' dimension is correct. If not, revise the plat accordingly. -As per traffic: - West-most drive must be fire emergency exit only. Proper signage and markings will be required *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
Front: In Accordance with the Unified Development Code or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Rear: In Accordance with the Unified Development Code or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: In Accordance with the Unified Development Code or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner: In Accordance with the Unified Development Code or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Freddy Gonzalez road Revisions Needed: -Include note as shown above prior to final. *Disclaimer: Sidewalk requirements may increase to 5 ft. as per Engineering department requirements, finalize prior to final. ****Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Proposing: -6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Freddy Gonzalez Road. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
LOT REQUIREMENTS	
* Lots fronting public streets. -Revised plat shows 1 lot facing Freddy Gonzalez Rd *Disclaimer: Need to clarify with staff if lots are facing public streets or alleys on the plat. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area Revised plat shows 1 lot. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

PARKS	
* Land dedication in lieu of fee. - Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Current application on file is showing 41 dwelling units 41 X $700 = $28,700	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Current application on file is showing 41 dwelling units 41 X $700 = $28,700	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. -Please see departmental comments Traffic: 1. Trip Generation approved, No TIA required 2. Access Variance approved with conditions	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat. -Please see departmental comments Traffic: 1. Trip Generation approved, No TIA required 2. Access Variance approved with conditions	NA
COMMENTS	
Comments: -Any abandonments must be done by separate process and not by plat. -Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied

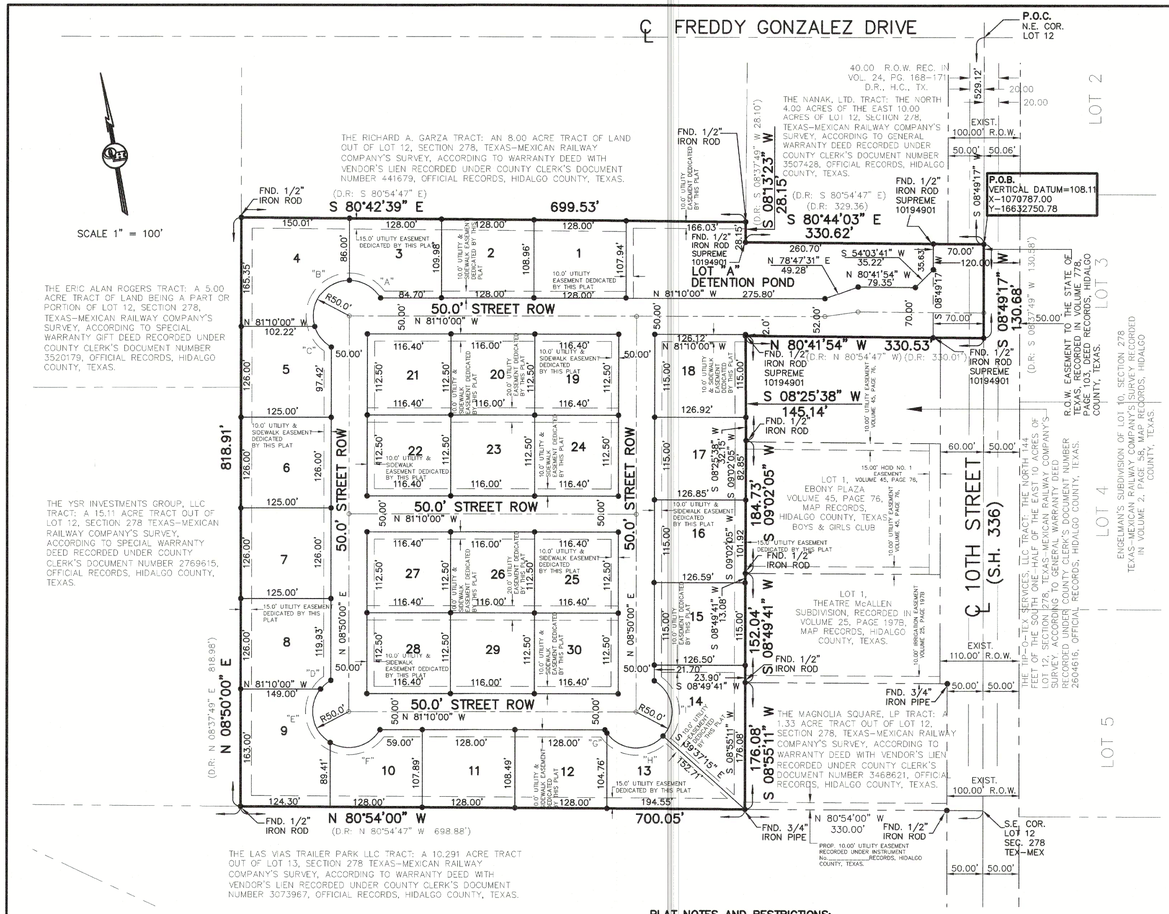

TRIPLE "B" MOBILE PARK
TRIPLE "B" MOBILE HOME PARK II SUBDIVISION
LOT 1
LOCATION
N
W
E
S
LAS ON FREDDY PHASE III SUBDIVISION
COMMON AREA - E
COMMON AREA - D4
COMMON AREA
THE VILLAS ON FREDDY PHASE I SUBDIVISION
COMMON AREA - C
PROPOSED ROW AT PARK PLACE SUBDIVISION
PALM ESTATES SUBDIVISION
N. 12TH ST.
YALE AVE.
LAS TORRES SUBDIVISION
LOT 1
LOT 2
LOT 3
LOT 4
N 10TH ST
FREDDY GONZALEZ RD.
FREDDY GONZALEZ RD

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*The Embers III*
Owner Name	*MDG Investments Group, LLC*
Engineering Firm	*Quintanilla, Headley & Associates, Inc.*
Existing Zoning	*R-1 Low Density Residential*
Proposed Zoning	*R-1 Low Density Residential*
Number of Lots	*30*

City of McAllen Planning Department



ABBREVIATIONS:

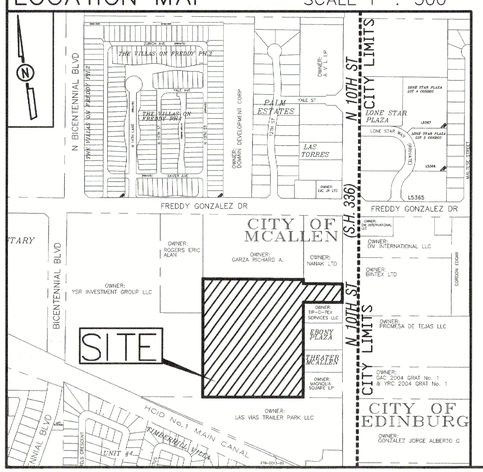
- C.P.S. = COTTON PICKER SPINDLE
- M.R. = MAP RECORD
- R.O.W. = RIGHT OF WAY
- OH = OVERHEAD POWER LINE
- D.R: = DEED RECORD
- FND. = FOUND
- M.B.S.L. = MINIMAL BUILDING SETBACK LINE
- UGL = UNDERGROUND LINE
- N = NORTH
- S = SOUTH
- W = WEST
- E = EAST
- COR. = CORNER
- M.V.E.C. = MAGIC VALLEY ELECTRIC COOPERATIVE
- S.E.T. = SAFETY END TREATMENT
- AEP = AMERICAN ELECTRIC POWER COMPANY
- P.O.B. = POINT OF BEGINNING
- B.M. = BENCH MARK
- R.P.L.S.= REGISTERED PROFESSIONAL LAND SURVEYOR
- U.G.E.B.= UNDERGROUND ELECTRICAL BOX

CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD LENGTH
"A"	59°59'59"	50.00'	52.36'	50.00'
"B"	107°07'14"	50.00'	93.48'	80.45'
"C"	42°52'46"	50.00'	37.42'	36.55'
"D"	21°16'22"	50.00'	18.58'	18.46'
"E"	97°47'55"	50.00'	85.35'	75.36'
"F"	90°55'44"	50.00'	79.35'	71.28'
"G"	05°54'24"	50.00'	5.15'	5.15'
"H"	48°15'11"	50.00'	89.31'	77.90'
"I"	101°44'49"	50.00'	88.79'	77.58'

LOT	AREA (S.F.)
1	13882.00
2	14012.41
3	13375.08
4	20008.74
5	15339.47
6	15749.99
7	15749.99
8	15655.22
9	18908.22
10	12420.98
11	13848.34
12	13918.27
13	12761.23
14	16764.15
15	14495.75
16	14572.80
17	14592.35
18	14549.80
19	14550.00
20	13050.00
21	14550.00
22	14550.00
23	13050.00
24	14550.00
25	14550.00
26	13050.00
27	14550.00
28	14550.00
29	13050.00
30	14550.00
LOT "A"	35576.10

LOCATION MAP

SCALE 1" : 500'



PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN.

COMMUNITY–PANEL NUMBER 480334 0325 D MAP REVISED: MAY 17, 2001

2.– MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.

3.– LEGEND ● – DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

4.– MINIMUM BUILDING SETBACK LINES:

FRONT: ..... 20.00 FT. OR GREATER FOR EASEMENTS
REAR: ..... 10.00 FT. OR GREATER FOR EASEMENTS
INTERIOR SIDES: ..... 6.00 FT. OR GREATER FOR EASEMENTS
CORNER SIDE: ..... 10.00 FT. OR GREATER FOR EASEMENTS.
GARAGE: ..... 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES

5.– NO BUILDINGS OR DRAINAGE DETENTION AREAS (LOT "A") SHALL BE CONSTRUCTED OVER ANY EASEMENT.

6.– REQUIRED DRAINAGE DETENTION IS: 90,465.07 C.F. (2.08 AC./FT.) TOTAL DETENTION IS BEING PROVIDED IN LOT "A" . LOT "A" WILL BE MAINTAINED BY DEVELOPER'S/HOMEOWNERS'S ASSOCIATION/OWNERS AND NOT THE CITY OF MCALLEN.

7.– BENCHMARK No. 1– ELEV. = 104.25 TOP OF STORM MANHOLE LOCATED FROM THE SOUTTHEAST CORNER OF LOT 43 OF THIS SUBDIVISION. N.A.V.D. 88 DATUM

BENCH MARK= 105.85 C.P.S. ON POWER POLE AT NORTHEAST CORNER OF 23RD. STREET (F.M. 1926) & SPRAGUE ROAD. CITY OF McALLEN DATUM (CODE No. M.C. 45).

8.– 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERIOR STREETS. PERIMETER SIDEWALKS MUST BE BUILT OR MONEY ESCROWED IF NOT BUILT AT THE TIME.

9.– COMMON AREAS, PRIVATE STREETS MUST BE MAINTAINED BY THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AND NOT THE CITY OF MCALLEN.

10.– DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134–168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.

11.– AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE EMBERS III NUMBER ' HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134–168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134–168 SHALL BE NULL AND VOID.

12.– 6.00 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.

13.– 8.00 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.

14.– NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG 10TH STREET (S.H. 336)

15.– 25.00' X 25.00' SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

16.– E.E. DENOTES ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
U.E. DENOTES UTILITY EASEMENT DEDICATED BY THIIS PLAT

SUBDIVISION PLAT OF :

THE EMBERS III

(PRIVATE SUBDIVISION)

A 14.13 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOT 12, SECTION 278, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168–171, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3417776, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES & BOUNDS

A 14.13 ACRE TRACT OF LAND OUT OF LOT 12, SECTION 278, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 24, PAGES 168–171, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3660845, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A POINT ON THE EAST LINE OF LOT 12 AND IN THE CENTERLINE OF NORTH 10TH STREET (S.H. 336) FOR THE SOUTHEAST CORNER OF THE NANAK, LTD. TRACT (THE NORTH 4.00 ACRES OF THE EAST 10.00 ACRES OF LOT 12, SECTION 278, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3507428, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID POINT BEARS S 08°49'17" W, 529.12 FEET FROM THE NORTHEAST CORNER OF LOT 12.

THENCE; S 08°47'41" W, ALONG THE EAST LINE OF LOT 12 AND THE CENTERLINE OF NORTH 10TH STREET (S.H. 336), A DISTANCE OF 130.68 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE TIP–O–TEX SERVICES, LLC TRACT (THE NORTH 144.00 FEET OF THE SOUTH ONE–HALF OF THE EAST 10.00 ACRES OF LOT 12, SECTION 278, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2604616, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT.

THENCE; N 80°41'54" W (DEED RECORD: N 80°54'47" W), ALONG THE NORTH LINE OF TIP–O–TEX SERVICES, LLC TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE WEST RIGHT OF WAY LINE OF NORTH 10TH STREET (S.H. 336), A TOTAL DISTANCE OF 330.53 FEET (DEED RECORDS: 330.01 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED SUPREME 10194901 FOUND FOR THE NORTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 08°25'38" W, ALONG THE WEST LINE OF THE TIP–O–TEX SERVICES, LLC TRACT, A DISTANCE OF 145.14 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF EBONY PLAZA (RECORDED IN VOLUME 45, PAGE 76, MAP RECORDS, HIDALGO COUNTY, TEXAS), THE SOUTHWEST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF SAID TRACT.

THENCE; S 09°02'05" W, ALONG THE WEST LINE OF EBONY PLAZA, A DISTANCE OF 184.73 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THEATRE McALLEN SUBDIVISION (RECORDED IN VOLUME 25, PAGE 197B, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND AN INTERIOR CORNER OF SAID TRACT.

THENCE; S 08°49'41" W, ALONG THE WEST LINE OF McALLEN THEATRE SUBDIVISION, A DISTANCE OF 152.04 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE MAGNOLIA SQUARE, LP TRACT (A 1.33 ACRE TRACT OF LAND OUT OF LOT 12, SECTION 278, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3468621, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE SOUTHWEST CORNER OF THE McALLEN THEATRE SUBDIVISION AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 08°55'11" W, ALONG THE WEST LINE OF THE MAGNOLIA SQUARE, LP TRACT, A DISTANCE OF 176.08 FEET TO A 3/4" IRON PIPE FOUND ON THE SOUTH LINE OF LOT 12 FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 80°54'00" W (DEED RECORD: N 80°54'47" W), ALONG THE SOUTH LINE OF LOT 12, A DISTANCE OF 700.05 FEET (DEED RECORD: 698.88 FEET) TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE YSR INVESTMENTS GROUP, LLC TRACT (A 15.11 ACRE TRACT OF LAND OUT OF LOT 12, SECTION 278, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2769615, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°50'00" E (DEED RECORD: N 08°37'49" E), ALONG THE EAST LINE OF THE YSR INVESTMENTS GROUP, LLC AND THE EAST LINE OF THE ERIC ALAN ROGERS TRACT (A 5.00 ACRE TRACT OF LAND OUT OF LOT 12, SECTION 278, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO SPECIAL WARRANTY GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3520179, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 818.91 FEET (DEED RECORD: 8818.98 FEET) TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE RICHARD A. GARZA TRACT (AN 8.00 ACRE TRACT OF LAND OUT OF LOT 12, SECTION 278, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 441679, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°42'39" W (DEED RECORD: S 80°54'47" E), ALONG THE SOUTH LINE OF THE RICHARD A. GARZA TRACT, A DISTANCE OF 699.53 FEET TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF THE NANAK, LTD TRACT FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 08°13'23" W, ALONG THE WEST LINE OF THE NANAK, LTD TRACT, A DISTANCE OF 28.15 FEET TO A 1/2" IRON ROD WITH CAP STAMPED SUPREME 10194901 FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°44'03" E (DEED RECORD: S 80°54'47" E), ALONG THE SOUTH LINE OF THE NANAK, LTD TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 50.00 FEET FOR THE WEST RIGHT OF WAY LINE OF NORTH 10TH STREET (S.H. 336), A TOTAL DISTANCE OF 330.62 FEET (DEED RECORD: 329.36 FEET) TO THE POINT OF BEGINNING AND CONTAINING 14.13 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH McALLEN THEATRE SUBDIVISION, RECORDED IN VOLUME 25, PAGE 197B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

STATE OF TEXAS — REGISTERED — ALFONSO QUINTANILLA 4856 — LAND SURVEYOR

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

7–1–2025
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

STATE OF TEXAS — MARCO A. GONZALEZ 120016 — LICENSED PROFESSIONAL ENGINEER

MARCO A. GONZALEZ
P.E. No. 120016

7-14-26
DATE

17.– ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

18.– NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

19.– NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

20.– NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 1. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

21.–AS PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE EMBERS III, RECORDED AS DOCUMENT NUMBER (SINGLE FAMILY LOTS 1–30) HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134–168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134–168 SHALL BE NULL AND VOID. COMMON "A" ADDED TO LOTS 1–30.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F–1513
SURVEYING REGISTRATION NUMBER 100411–00

LAND SURVEYORS
PHONE 956–381–6480
FAX 956–381–0527
ALFONSO@QHA–ENG.COM

STATE OF TEXAS
COUNTY OF HIDALGO

MDG INVESTMENT GROUP LLC
GUSTAVO GARCIA, MEMBER
4801 N. 10th St Suite C
McAllen, TX 78504

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
GUSTAVO GARCIA, MEMBER
proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposed and consideration thereby expressed.

Given under my hand and seal of office this _____day of _____20____.

DANIELA QUINTANILLA
Notary ID #131129367
My Commission Expires
June 9, 2029

DANIELA QUINTANILLA – NOTARY PUBLIC

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT–OF WAYS AND/OR EASEMENTS.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE _____ DAY OF _____, 20____

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE, WHETHER SHOWN OR NOT.

_____ ATTEST: _____
PRESIDENT SECRETARY

PLANNING & ZONING COMMISSION ACKNOWLEDGEMENT

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF McALLEN , TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE

CITY OF McALLEN CERTIFICATION OF APPROVAL

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN , HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
MAYOR, CITY OF McALLEN DATE

APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

_____ _____
RAUL SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

HIDALGO COUNTY CLERK'S OFFICE — STATE OF TEXAS

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DATE OF PREPARATION: JULY 1, 2025			
FILENAME : F:\DATA\SUBD\McALLEN\THE EMBERS III\30 LOT PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
7–8–2026	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/2/2026

SUBDIVISION NAME: THE EMBERS III

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North 10th street (SH.336): Dedication for 75 ft. R.O.W from centerline for a future total of 150 ft. R.O.W Paving by state Curb & gutter by state Revisions needed: - Provide document noted on plat for existing R.O.W. - Once information is submitted, staff will determine R.O.W dedication. - Need to show R.O.W. on the east side of the centerline for N. 10th Street to finalize dedication, prior to final. - If this is not a state designated road, 85 ft minimum pavement width and curb & gutter will be required. Clarify and revise plat prior to final so requirements and can be finalized. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Entry Street: 60 ft. of R.O.W Paving: 40 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Interior Streets: 60 ft. of R.O.W Paving: 40 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,000 ft. Block Length _____ **Subdivision Ordinance: Unified Development Code 5.3.6 -Rezoned to R-1 UDC 10.27.25	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

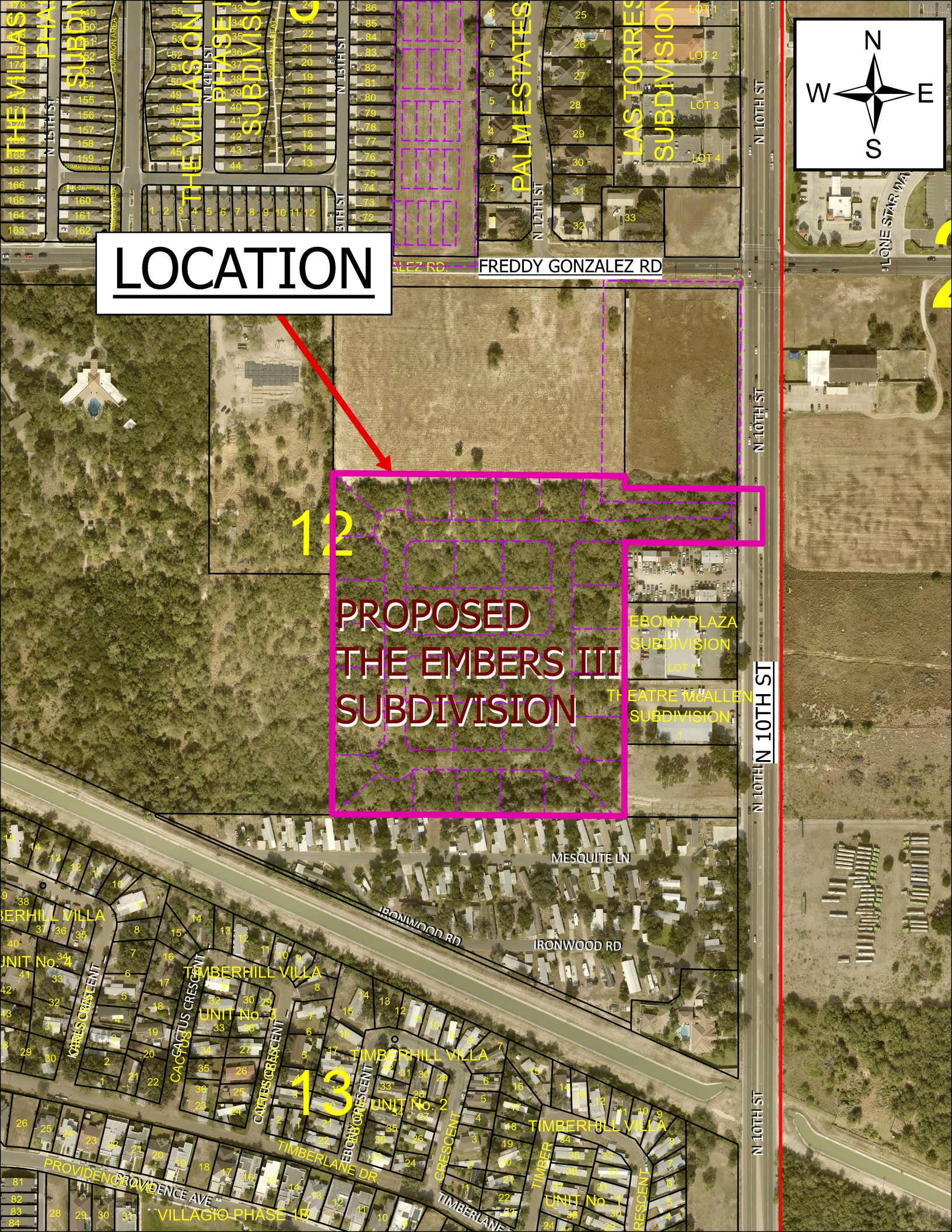
ALLEYS	
-Rezoned to R-1 UDC 10.27.25	NA
SETBACKS	
Front: Proposing 25 ft. or greater for easements **Zoning Ordinance: Unified Development Code Chapter 2 -Rezoned to R-1 UDC 10.27.25	Applied
Rear: 10 ft or greater for easements Unified Development Code Chapter 2 -Rezoned to R-1 UDC 10.27.25	Applied
* Sides: 5 ft. for greater for easements -Revise plat note No. 4 (Side) to reflect as show above prior to recording Unified Development Code Chapter 2 -Rezoned to R-1 UDC 10.27.25	Required
* Corner: 10 ft. or greater for easements Unified Development Code Chapter 2 -Rezoned to R-1 UDC 10.27.25	Applied
* Garage :18 feet except where greater setback is required; greater setbacks applies Unified Development Code Chapter 2 -Rezoned to R-1 UDC 10.27.25	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 10th Street and both sides of all interior streets. -Add plat note as shown above *may increase to 5 feet depending on the engineering department* **Subdivision Ordinance: Unified Development Code 5.3.8	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along Lot A through N. 10th Street (S.H. 336) **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 5.3.7 of the Unified Development Code, including but not limited to common areas and its private streets. **Unified Development Code: Section 5.3.7	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Unified Development Code: Section 5.3.7	Required
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
Existing R-3T & C-3 Proposed R-1 Low Density Residential UDC ***Zoning Ordinance: Unified Development Code Chapter 2 Rezoned to R-1 Low Density Residential 10.27.25	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Unified Development Code Chapter 2 Rezoned to R-1 Low Density Residential 10.27.25	Applied
PARKS	
* Land dedication in lieu of fee. *Park fee of $21,000 must be paid prior to recording. (Based on 30 dwelling units/lots x 700) Revised plat was submitted to accommodate the secondary entrance.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording *Park fee of $21,000 must be paid prior to recording. (Based on 30 dwelling units/lots x 700) Revised plat was submitted to accommodate the secondary entrance.	Required
* Pending review by the Parkland Dedication Advisory Board and CC. -If requesting to dedicate land in lieu of fee, a variance must be summited to Planning Director-reviewed & approved by Parkland Dedication Advisory Board and CC.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. -TG WAIVED FOR 30 Single-Family lot subdivision as per traffic	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

COMMENTS	
Comments: *Must comply with City's Access Management Policy. - Application states that this will be a private subdivision. - Clarify zoning prior to final. If rezoned, additional requirements may apply or be revised. - Label Lot "A" - what is the propose use? - Gate Details must be submitted for review, prior to final. R.O.W may increase to accommodate requirement for gates. - On Vicinity Map, the cross hatching at the corner of 10th street and Freddy, revise as this as it may indicate this is the site.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied

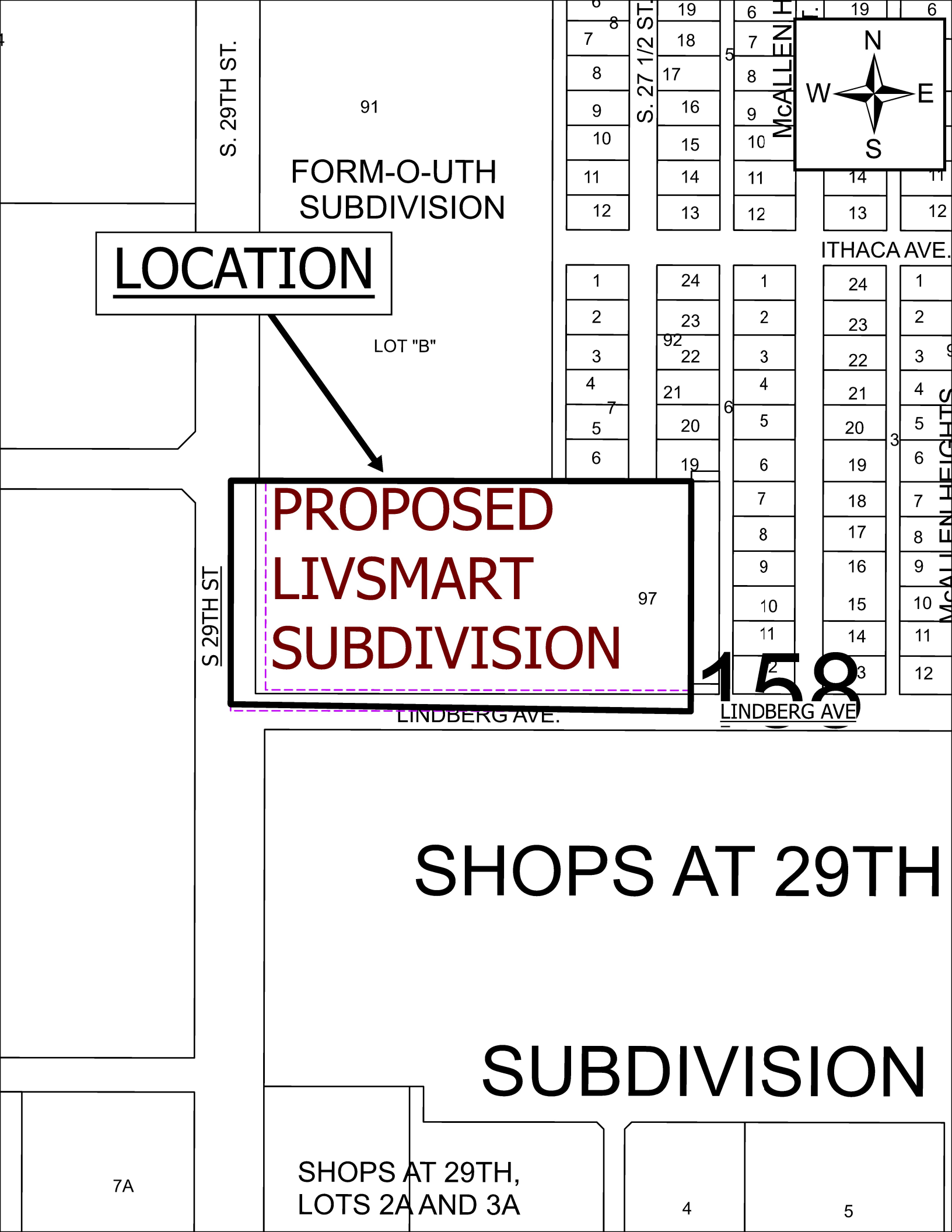

LOCATION
PROPOSED
THE EMBERS III
SUBDIVISION
12
13
FREDDY GONZALEZ RD
N 10TH ST
N 12TH ST
N 13TH ST
N 14TH ST
N 15TH ST
PALMESTATES
LAS TORRES
SUBDIVISION
LOT 1
LOT 2
LOT 3
LOT 4
THE VILLAS ON
PHASE
SUBDIVISION
COMMON AREA
EBONY PLAZA
SUBDIVISION
LOT 1
THEATRE MCALLEN
SUBDIVISION
MESQUITE LN
IRONWOOD RD
TIMBERHILL VILLA
UNIT No. 4
UNIT No. 3
UNIT No. 2
UNIT No. 1
IVORY CREST CRESCENT
CACTUS CRESCENT
EBONY CRESCENT
TIMBERLANE DR.
PROVIDENCE AVE
VILLAGIO PHASE 1B
LONE STAR WA
N
S
E
W

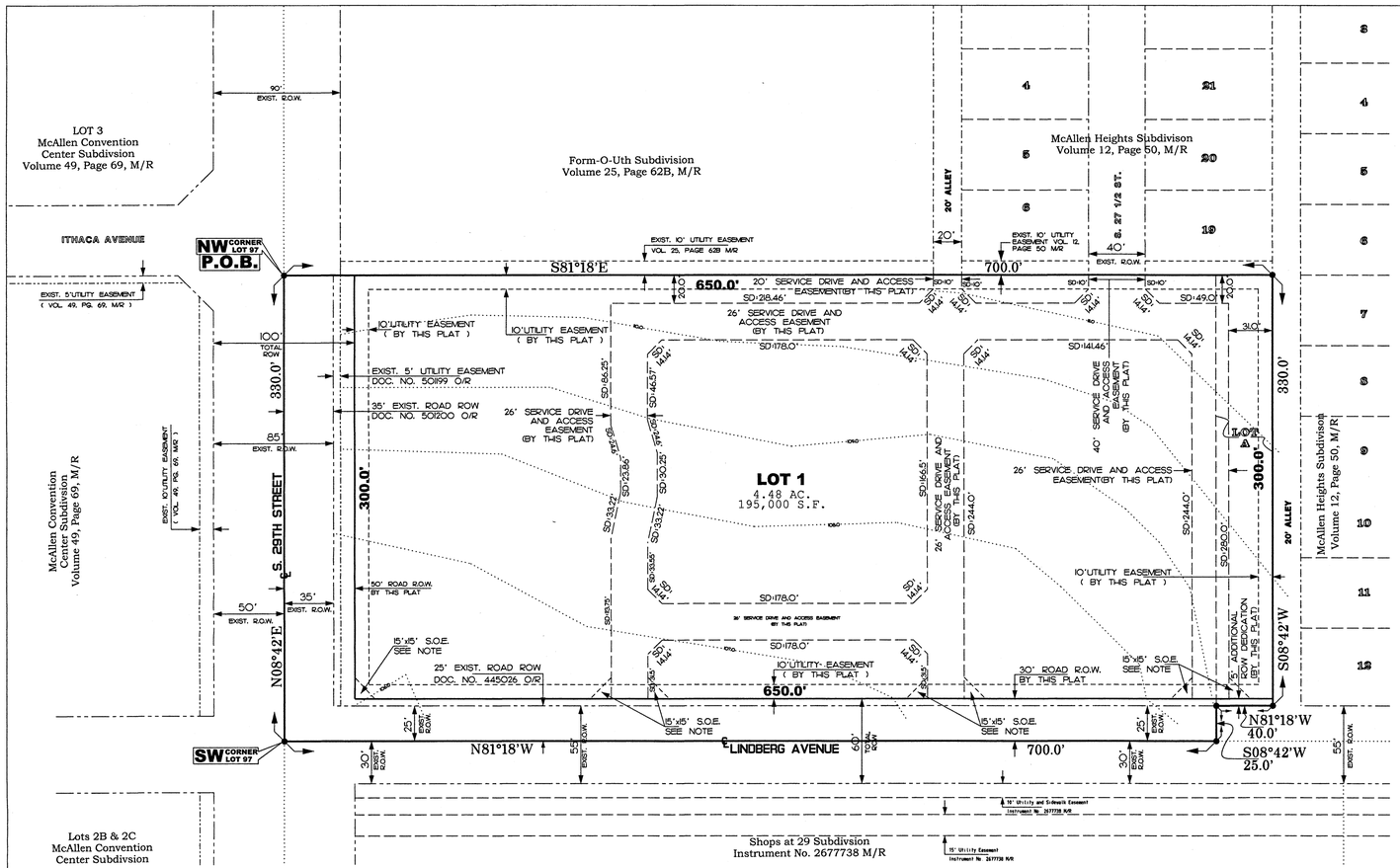
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*LivSmart Subdivision*
Owner Name	*Stay in Mcallen, LLC*
Engineering Firm	*Spoor Engineering, LLC*
Existing Zoning	*C-3 (General Business)*
Proposed Zoning	*C-3 (General Business)*
Number of Lots	*1*

City of McAllen Planning Department


S. 29TH ST.
91
FORM-O-UTH
SUBDIVISION
LOCATION
LOT "B"
S. 27 1/2 ST.
McALLEN H
ITHACA AVE.
PROPOSED
LIVSMART
SUBDIVISION
97
S 29TH ST
LINDBERG AVE.
LINDBERG AVE
158
SHOPS AT 29TH
SUBDIVISION
SHOPS AT 29TH,
LOTS 2A AND 3A
7A
4
5
N
W
E
S



SUBDIVISION MAP OF:

LIVSMART SUBDVISION

MCALLEN, TEXAS

BEING A SUBDIVISION OF A 5.28 ACRE TRACT OF LAND, BEING THE WEST ONE-HALF (W 1/2) OF LOT NINETY-SEVEN (97), MCALLEN THIRD SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 6, PAGE 2, MAP RECORDS, AND ALL OF LOT A, MCALLEN HEIGHTS SUBDIVISION, ACCORDING TO PLAT RECORDED IN VOLUME 12, PAGE 50, MAP RECORDS, HIDALGO COUNTY, TEXAS

Date: FEB. 25, 2026
Scale: 1"=50'
REV: APR. 17, 2026
REV: JUL. 31, 2026

LOCATION MAP

Prepared by:
Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F-6003
510 S. Broadway, McAllen, Texas 78501
SEC@spooreng.com (956) 683 1000

COUNTY CLERK'S RECORDING CERTIFICATE

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY, CLERK

ON_____ AT_____ AM / PM
DOCUMENT NUMBER:_____
BY:_____ DEPUTY:_____

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE LIVSMART SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS,FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I, WILL CAUSE TO BE INSTALL THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

STAY IN MCALLEN, LLC,
A TEXAS LIMITED LIABILITY COMPANY

Bharat R. Patel, Managing Member
7010 Padre Blvd.
S. Padre Island, TX 78597

STAY IN MCALLEN, LLC,
A TEXAS LIMITED LIABILITY COMPANY

Rajnikant R. Patel, Managing Member
7010 Padre Blvd.
S. Padre Island, TX 78597

STAY IN MCALLEN, LLC,
A TEXAS LIMITED LIABILITY COMPANY

Mira B. Patel, Managing Member
7010 Padre Blvd.
S. Padre Island, TX 78597

STAY IN MCALLEN, LLC,
A TEXAS LIMITED LIABILITY COMPANY

By: HARP RGV Investments, LLC
a Texas Limited Liability Company
Its:Managing Member

Hershal B. Patel, Managing Member
7010 Padre Blvd.
S. Padre Island, TX 78597

Priyanka V. Patel, Managing Member
7010 Padre Blvd.
S. Padre Island, TX 78597

STATE OF TEXAS:
COUNTY OF HIDALGO:

Bharat R. Patel
Rajnikant R. Patel
Mira B. Patel
Hershal B. Patel
Priyanka V. Patel

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS THE _____ DAY OF _____, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

METES AND BOUNDS

BEING A SUBDIVISION OF A 5.28 ACRE TRACT OF LAND, BEING THE WEST ONE-HALF (W 1/2) OF LOT NINETY-SEVEN (97), MCALLEN THIRD SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 6, PAGE 2, MAP RECORDS, AND ALL OF LOT "A", MCALLEN HEIGHTS SUBDIVISION, ACCORDING TO PLAT RECORDED IN VOLUME 12, PAGE 50, MAP RECORDS, HIDALGO COUNTY, TEXAS;

BEGINNING at a point lying inside So. 29th Street, and at the northwest corner of Lot 97 for the northwest corner of this tract of land and the POINT OF BEGINNING;
THENCE, South 81 Deg. 18 Min. 00 Sec. East, with the North lien of said Lot 97, at 35.0 feet pass a ½ inch rod set at the East right-of-way line of So. 29th Street, recorded in Document No. 501200, Official Records, at 660.0 feet pass the northwest corner of Lot "A", McAllen Heights Subdivision, and at 700.0 feet in all to a point for the northeast corner of Lot "A", McAllen Heights Subdivision, for the northeast corner of this tract;
THENCE, South 08 Deg. 42 Min. 00 Sec. West, with the East line of said Lot "A", 305.0 feet to the southeast corner of Lot "A", for the southeast corner hereof; said point being on the North line of Lindberg Avenue;
THENCE, with the South line of Lot "A" and North line of Lindberg Avenue, North 81 Deg. 18 Min. 00 Sec. West, 40.0 feet to the Southwest corner of Lot "A" and an interior corner hereof;
THENCE, South 08 Deg. 42 Min. 00 Sec. West, at 5.0 feet pass the North line of Lindberg Avenue, and at 25.0 feet in all, a point in Lindberg Avenue, for the most westerly Southeast corner hereof;
THENCE, North 81 Deg. 18 Min. 00 Sec. West, inside W. Lindberg Avenue and with the South line of said Lot 97, a distance of 700.0 feet to point inside So. 29th Street at the southwest corner of Lot 97 for the southwest corner of this tract of land;
THENCE, North 08 Deg. 42 Min. 00 Sec. East, inside N. 29th Street and with the West line of said Lot 97, a distance of 330.0 feet to the POINT OF BEGINNING, containing 5.28 acres of land, more or less, of which 0.624 acre lies in Public Road right-of-way.

NOTES:

1. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
   A. FRONT IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS.
   B. REAR IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS.
   C. SIDES IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS.
   D. SIDES IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS.

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.

3. THIS PROPERTY FALLS IN ZONE "B" AND ZONE "C" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480343 0010C, REVISED NOV. 2, 1982.

4. A 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES / USES.

5. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.

6. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. 29TH ST. AND LINDBERG AVENUE

7. BENCHMARK - STATION NAME: MC 82 SET BY ARANDA AND ASSOC. LOCATED AT N.W. CORNER OF JACKSON AVE. AND BROADWAY AVE. ELEV: 125.01 (NAVD88).

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN

DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211(c) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

8. OWNER IS REQUIRED TO PROVIDE AND ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT. MASTER DRAINAGE AND DETENTION IS ON FILE AT THE CITY ENGINEERING DEPARTMENT.

9. STORM WATER DETENTION REQUIRED IS 0.91 ACRE-FEET (39,810 C.F.) IS REQUIRED FOR THIS SUBDIVISION.

10. S.O.E. DENOTES SIGHT OBSTRUCTION EASEMENT (BY THIS PLAT)

11. COMMON AREAS, AND SERVICE DRIVES EASEMENTS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

12. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS THE SUBDIVISION REGULATIONS OF THIS CITY WHERSIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 4032 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES, RPLS # 4032
ROBLES AND ASSOCIATE, PLLC
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
TBPELS FIRM No. 10096700

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, STEPHEN SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

STATE OF TEXAS
STEPHEN SPOOR
56752
REGISTERED PROFESSIONAL ENGINEER

07/31/26

REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/2/2026

SUBDIVISION NAME: LIVSMART SUBDIVISION

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S. 29th Street: 50 ft. dedication for a total of 100 ft. ROW. Paving: 65 ft. Curb & gutter: Both sides -Provide document numbers for existing ROW dedication and provide copy for staff review. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
Lindberg Ave: 30 ft. dedication for a total of 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides -Provide document numbers for existing ROW dedication and provide copy for staff review. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. -Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive can not dead end. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Compliance
SETBACKS	
* Front: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356	Compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Rear: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356	Compliance
* Sides: In accordance with the Zoning Ordinance or greater for easements. - this plat note is stated twice on the plat, please make any corrections and revise plat note. **Zoning Ordinance: Section 138-356	Required
** Corner: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356	Required
* Garage _____ **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. 29th street and Lindberg Avenue. -Please revise as shown above prior to final **Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C3 Proposed:C3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
COMMENTS	
Comments: *Must comply with City's Access Management Policy.	Compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

LOCATION
PROPOSED
LIVSMART
SUBDIVISION
FORM-O-UTH
SUBDIVISION
SHOPS AT 29TH
SUBDIVISION
SHOPS AT 29TH,
LOTS 2A AND 3A
S. 29TH ST.
S 29TH ST
S. 27 1/2 ST.
McALLEN H
ITHACA AVE.
LINDBERG AVE.
LINDBERG AVE
158
LOT "B"
91
92
97
7A
N
W
E
S

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Plaza D5 Common Subdivision*
Owner Name	*Global Projects and Developments*
Engineering Firm	*Barrera Infrastructure Group*
Existing Zoning	*C-1 (Commercial)*
Proposed Zoning	*C-1 (Commercial)*
Number of Lots	*2*

City of McAllen Planning Department

PLAT OF

PLAZA D5 COMMONS SUBDIVISION

McALLEN, TEXAS

A 1.62 ACRE TRACT OF LAND OUT OF THE SOUTH 10 ACRES OF THE NORTH 30 ACRES OF LOT 58, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAZA D5 COMMONS SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

GLOBAL PROJECTS AND DEVELOPMENTS, LLC
BY: DANIEL DOMINGUEZ, MEMBER
3507 OAK RIDGE LANE
MISSION, TEXAS 78573

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL DOMINGUEZ, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE_____DAY OF_____, 20___ .

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
EXPIRATION DATE: _____

STATE OF TEXAS
CITY OF MCALLEN

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING & ZONING COMMISSION

DATE

STATE OF TEXAS
CITY OF MCALLEN

I THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR
CITY OF MCALLEN

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, PABLO SOTO JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

PABLO SOTO JR., R.P.L.S.

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541

STATE OF TEXAS
COUNTY OF HIDALGO

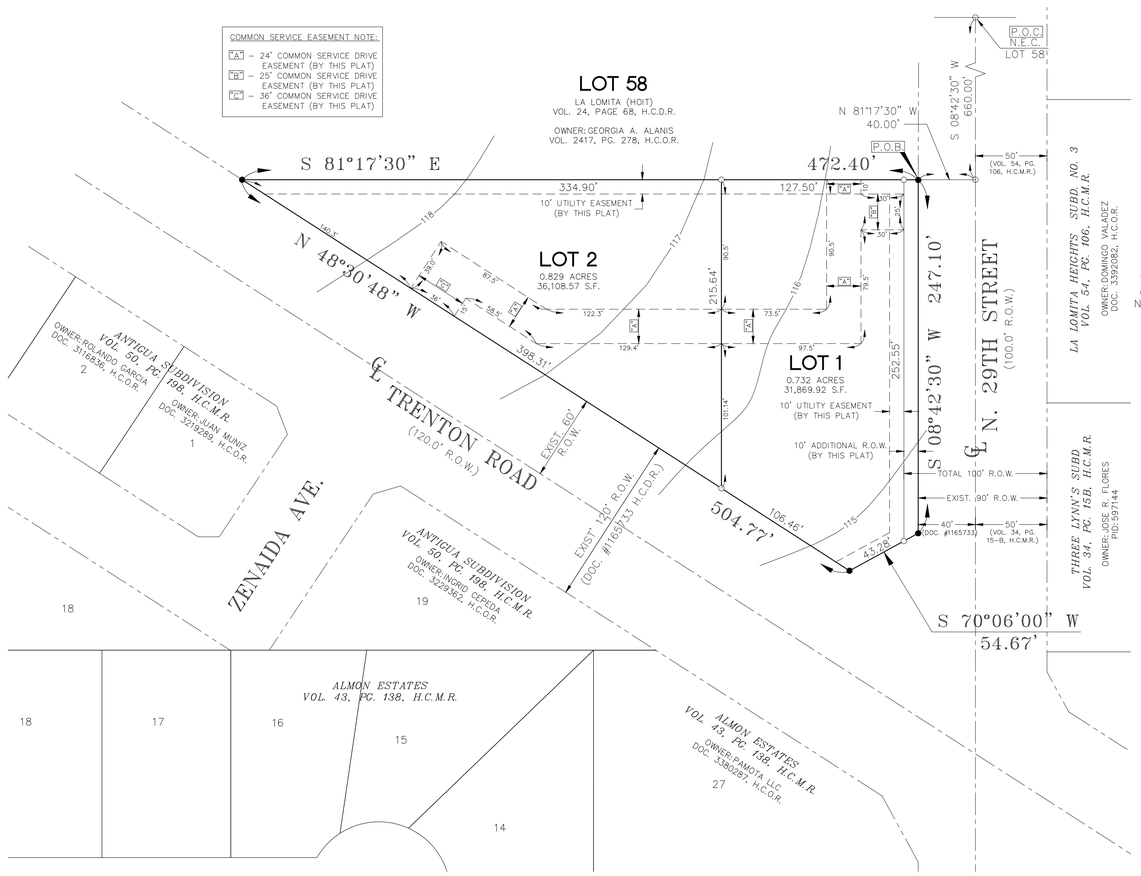
I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

8-26-26

RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 86862

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

PRINCIPAL CONTACTS:				FIRM REG. NO. 6435
	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	GLOBAL PROJECTS AND DEV. LLC	2507 OAK RIDGE LANE	MISSION, TX. 78573	---
ENGINEER:	RENE BARRERA, P.E.	3525 W. FREDDY GONZALEZ AVE.	EDINBURG, TX 78539	956-687-3355
SURVEYOR:	PABLO SOTO JR.	1208 S. IRONWOOD ST.	PHARR, TX 78577	956-460-1605



PLAZA D5 COMMONS SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF McALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS FURTHER LOCATED AT THE NORTHWEST INTERSECTION OF N. 29TH STREET AND TRENTON ROAD.

DATE OF PREPARATION: 12/10/24

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No: 6435

METES AND BOUNDS DESCRIPTION

A 1.62 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 10 ACRES OF THE NORTH 30 ACRES OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.62 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION CO, SUBDIVISION, THENCE SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST, WITH THE EAST LINE OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION CO. SUBDIVISION, A DISTANCE OF 660.00 FEET, THENCE NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE WEST RIGHT OF WAY LINE OF N. 29TH STREET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND POINT OF BEGINNING;

THENCE SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST, WITH THE WEST RIGHT OF WAY LINE OF SAID N. 29TH STREET, A DISTANCE OF 247.10 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 70 DEGREES 06 MINUTES 00 SECONDS WEST, WITH A CORNER CLIP OF TRENTON ROAD, A DISTANCE OF 54.67 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF TRENTON ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 48 DEGREES 30 MINUTES 48 SECONDS WEST, WITH THE NORTH RIGHT OF WAY LINE OF SAID TRENTON ROAD, A DISTANCE OF 504.77 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST, A DISTANCE OF 472.40 FEET TO THE POINT OF BEGINNING, CONTAINING 1.62 ACRES OF LAND MORE OR LESS.

GENERAL PLAT NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "C"; ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING
   COMMUNITY–PANEL NUMBER' 480334 0400 C
   MAP REVISED NOVEMBER 16, 1982
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF LOT.
3. MINIMUM SETBACKS ARE AS FOLLOWS:
   –FRONT: (TRENTON ROAD OR N. 29TH STREET): IN ACCORDANCE WITH ZONING ORDINANCE SECTION 138–356, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
   –REAR: IN ACCORDANCE WITH ZONING ORDINANCE SECTION 138–356, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   –SIDE: IN ACCORDANCE WITH ZONING ORDINANCE SECTION 138–356, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   –CORNER: SEE FRONT SETBACK SECTION ABOVE. ZONING ORDINANCE SECTION 138–356.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF AS PER THE APPROVED DRAINAGE REPORT IS 14,250 CF (0.33 AC. FEET)
5. CITY OF McALLEN BENCHMARK "MC48"
   TYPE: 30" ALUMINUM PIPE WITH A 3–1/4" BRASS MONUMENT CAP ON TOP
   LOCATION: SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD (FM 2220) AND MILE 5 NORTH ROAD (AUBURN AVE), 22 FEET FROM THE EDGE OF PAVEMENT OF WARE ROAD (FM 2220) AND 43 FEET SOUTH FROM MILE 5 NORTH ROAD (AUBURN AVE). MONUMENT BEHIND A STREET CONTROL PANEL.
   ELEVATION: 115.95
   NORTHING: 16626507.81433
   EASTING: 1066370.95561
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT
7. NO BUILDING ALLOWED OVER ANY EASEMENT.
8. 6 FEET OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
9. 8 FEET MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
10. A 4–FT WIDE MINIMUM SIDEWALK REQUIRED ALONG TRENTON ROAD AND N. 29TH STREET.
11. COMMON AREAS, ANY PRIVATE DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
12. A 25'x25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
13. A MINIMUM 24 FT. SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY LOT OWNERS, NOT THE CITY OF MCALLEN. THE 24' EASTERN ACCESS EASEMENT WILL BE EXTENDED NORTH ONCE ADJACENT PROPERTIES TO THE NORTH ARE DEVELOPED AND MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT. NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

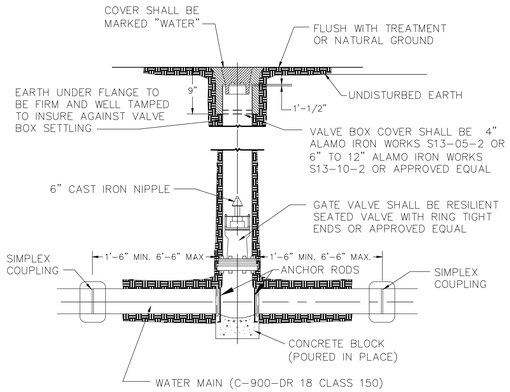
DATE

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

BARRERA INFRASTRUCTURE BIG GROUP INC
ENGINEERING
CONSULTING CIVIL ENGINEERS
3525 W. FREDDY GONZALEZ AVE.
SUITE "B2"
EDINBURG, TX 78539
TEL: 956-687-3355
FAX: 956-992-8801
TEXAS FIRM NO. 6435

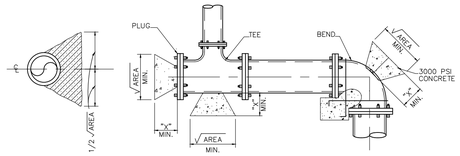


GENERAL NOTES:

1. CAST IRON BOOT TO BE USED IN HEAVY TRAFFIC AREAS WITH CONCRETE BLOCK (POURED IN PLACE)

SCALE: N.T.S.

TYPICAL VALVE AND VALVE BOX



GENERAL NOTES:

1. THRUST BLOCK AREAS TO BE PLACED AT ALL DEAD ENDS,TEES,BENDS,WYES, AND REDUCERS AND OTHER AREAS THAT REQUIRE THRUST RESISTANCE.
2. MINIMUM AREAS SHOWN ARE IN SQUARE FEET, BLOCK WEIGHTS FOR VERTICAL BENDS ARE IN POUNDS.
3. THRUST BLOCK AREAS SHOWN ARE BASED ON A TEST PRESURE OF 150 P.S.I., SOIL BEARING PRESSURE OF 2000 PSF, AND MINIMUM 30" COVER. IF REQUIRED TEST PRESSURE IS LESS OR THE SOIL BEARING CAPACITY IS GREATER, THE CONTRACTOR MAY AFTER APPROVAL BY THE ENGINEER, REDUCE THE THRUST BLOCK AREA SHOWN. THRUST BLOCKING AREA SHALL BE INCREASED IF SOIL BEARING CAPACITY IS LESS THAN 2000 PSI.
4. AT DOWNWARD VERTICAL BENDS, PIPING SHALL BE RESTRAINED BY THRUST BLOCKS AS SHOWN WITH WEIGHT INDICATED IN THE TABLE. ANNCHOR RODS OR FLAT BARS SHALL BE STAINLESS STEEL.
5. BEARING MUST BE ON UNDISTURBED EARTH.
6. USE 3000 PSI CONCRETE.
7. RESTRAINING JOINTS MAY BE REQUIRED AS ON THE PLANS OR DIRECTED BY THE ENGINEER.

THRUST BLOCK REQUIREMENTS VS. FITTING TYPE

DIAMETER	"x"	END/TEE	90° BEND		45° BEND		22.5° BEND		11.25° BEND	
(IN)	(FT.)	(S.F)	(S.F.)	(L.B.)	(S.F.)	(L.B.)	(S.F.)	(L.B.)	(S.F.)	(L.B.)
4	1	1.4	1.9	3839	1.0	2077	0.5	1059	0.3	532
6	1	2.8	4.0	7932	2.1	4293	1.1	2188	0.5	1100
8	1.25	4.8	6.8	13646	3.7	7385	1.9	3765	0.9	1892
10	1.25	7.3	10.3	20528	5.6	11110	2.8	5664	1.4	2846
12	1.50	10.3	14.5	29030	7.9	15711	4.0	8009	2.0	4024
14	1.75	13.8	19.5	39001	10.6	21107	5.4	10760	2.7	5406
16	2	17.8	25.2	50442	13.6	27299	7.0	13917	3.5	6992

SCALE: N.T.S.

CONCRETE THRUST BLOCKS

CONSTRUCTION NOTES:

1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.

CONSTRUCTION NOTES:

A. WATER MAIN. (SEE PLANS AND SPECIFICATION)

B. TAPPING SLEEVE (SIZE AS REQUIRED).

C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.

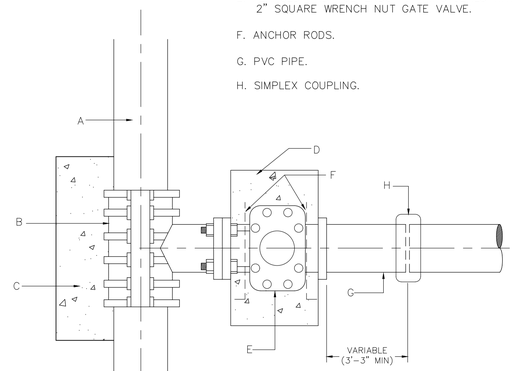
D. THRUST BLOCK AS PER SPECIFICATIONS.

E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.

F. ANCHOR RODS.

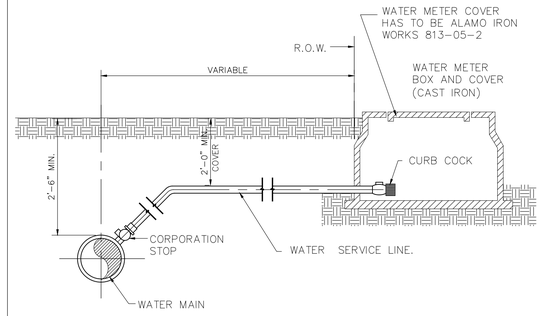
G. PVC PIPE.

H. SIMPLEX COUPLING.



SCALE: N.T.S.

WATER TAPPING SLEEVE AND VALVE INSTALLATION

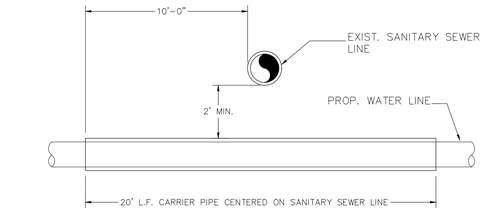


GENERAL NOTES:

1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. WATER METER COVER SHALL BE ALAMO IRON WORKS 813-05-2.
3. ALL WATER MAINS SHALL HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
4. METER BOX HAS TO BE CAST IRON.
5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.

SCALE: N.T.S.

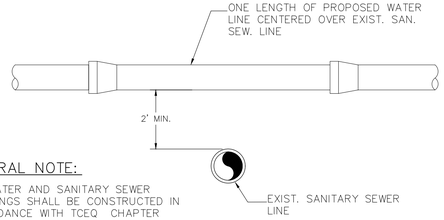
TYPICAL SERVICE CONNECTION WITH WATER METER BOX



WATER LINE CROSSING

UNDER EXIST. S.S. LINE

* WHERE POSSIBLE WATER LINE TO BE ADJUSTED OVER SANITARY LINE.



GENERAL NOTE:

ALL WATER AND SANITARY SEWER CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ CHAPTER 217/317 DESIGN CRITERIA SEWERAGE SYSTEM.

WATER LINE CROSSING

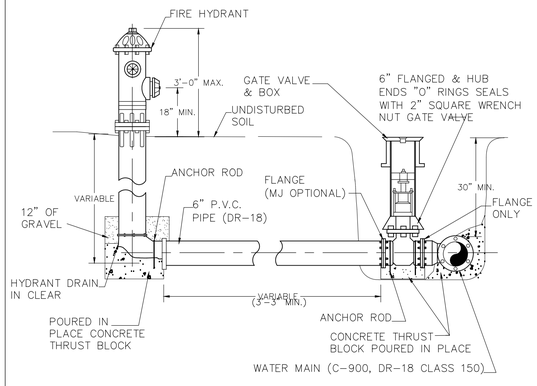
OVER EXIST. S.S. LINE

SCALE: N.T.S.

WATER LINE CROSSING

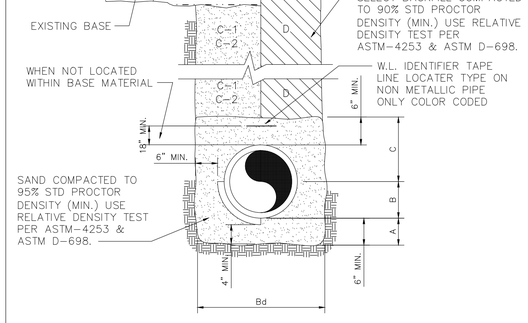
GENERAL NOTES:

1. FIRE HYDRANT ELEVATIONS WILL BE SET BY THE ENGINEER.
2. FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE TOP OF CURB.
3. FLANGED GATE VALVE INSTALLATION TO BE USED WITH 8" WATER LINES OR GREATER.
4. BBF TEES TO BE USED WITH 8" WATER LINE OR GREATER BBF TEES TO BE USED WITH SMALLER DIA. PIPES.
5. ACCEPTABLE HYDRANT BRANDS ARE MUELLER, AMERICAN DARLING AND KENNEDY.



SCALE: N.T.S.

TYPICAL FIRE HYDRANT INSTALLATION



NOTE:

SHOULD A CONFLICT BETWEEN THIS STANDARD AND RECOMMENDATION OF ANY GEOTECHNICAL REPORT ARISE, WRITTEN APPROVEL MUST BE RECEIVED BY CONTRACTOR FROM THE CITY OF McALLEN. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF EITHER.

SCALE: N.T.S.

TYPICAL WATER PIPE BEDDING DETAIL

GENERAL NOTES:

A. SANDBEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN THICKNESS=6")

B. SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED)Bd TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE.

C. SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)

C-1 (CITY STREETS, PARKING AREA, DRIVEWAYS) SELECT EXCAVATED BACKFILL COMPACTED TO 95% STANDARD PROCTOR DENSITY.

C-2 (STATE MANTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698

D. SELECT EARTH BACKFIELD COMPACTED TO 90% STD. (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

GENERAL NOTES:

1. CONTRACTOR TO CONTACT ALL UTILITIES COMPANIES IN THE AREA FOR FIELD VERIFICATION OF EXISTING FACILIES. UTILITY COMPANY'S SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

CITY OF MCALLEN	(956)972-7600
AEP	1-(877)-373-4858
TX, GAS	1-(800)-743-2945
SBC	(956)630-8261
TIME WARNER CABLE	(956)425-7880
US SPRINT CO.	(956)948-3100
TX. EXCAVATION SAFETY SYSYTEM	1-(800)-344-8377

2. CONTRACTOR TO EXPOSE ANY EXISTING FACILITY THAT MAY BE IN CONFLICT PRIOR TO START OF CONSTRUCTION.
3. ALL EXISTING CITY UTILITIES (WATER/SEWER) SHOWN ARE FROM BEST INFORMATION AVAILABLE. NEITHER THE ENGINEER NOR THE CITY IS RESPONSIBLE FOR THE ACCURACY OF LOCATION.
4. CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAYS OR PROVIDE/MAINTAIN ALTERNATIVE ALL WEATHER ROUTES.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL PLATES OVER PLATES WITH ANCHORING AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY OF McALLEN.
7. ANY DAMAGE TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL AND DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS TESTING THROUGH THE CITY'S DESIGNATED FIELD REPRESENTATIVE 24 HOURS PRIOR TO TESTING. CONTRACTOR IS RESPONSIBLE FOR ADHERING CLOSELY TO TESTING SCHEDULE AND AVOID ANY DELAYS IN THE FIELD.

BARRERA BIG INFRASTRUCTURE GROUP INC
ENGINEERING CONSULTING CIVIL ENGINEERS
6521 N. 10TH STREET, SUITE "C"
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801
TEXAS FIRM NO. 6435

Sheet Title: WATER SYSTEM DETAILS

Project Title: NOLANA CROSSING, LOT 3 SUBDIVISION McALLEN, TEXAS

STATE OF TEXAS RENE BARRERA 86862 LICENSED PROFESSIONAL ENGINEER

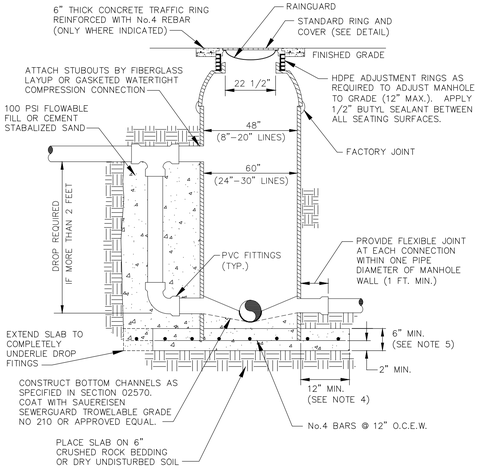
Revised 1/13/22

Rene Barrera
Licensed Professional Engineer # 86862

Date:
Scale: 1"=30'
Designed By: R.B.
Drawn By: E.S.
Checked By: R.B.
Project No.:

Sheet 8 of

TYPICAL FIBERGLASS MANHOLE (EXTERIOR DROP STRUCTURE)

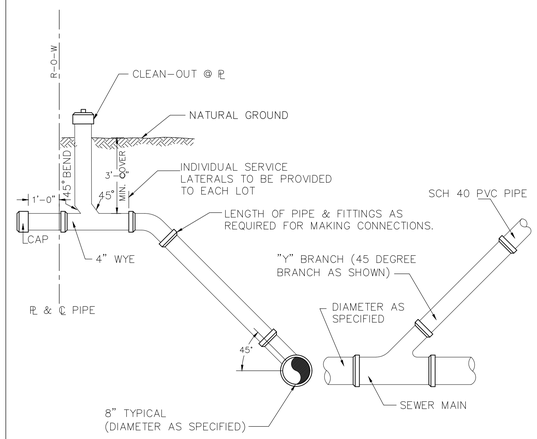


NOTES:

1. ALL INTERNAL CONCRETE, GROUT, MASONRY AND METALLIC SURFACES SHALL BE COATED WITH COAL TAR EPOXY (INERTOL).
2. BACKFILL SHALL BE SAND COMPACTED TO 95% STANDARD PROCTOR.
3. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4. BASE SLAB SHALL BE 4 FT. LARGER THAN MANHOLE DIAMETER WHERE SOIL BEARING CAPACITY < 2000 PSF, WATER TABLE < 5 FT., OR DEPTH > 20 FT. SLAB SHALL BE DESIGNED TO PREVENT FLOTATION OF MANHOLE.
5. SLAB THICKNESS SHALL BE 8" MINIMUM FOR 5 FT. MANHOLES AND LARGER.

SCALE: N.T.S.

STANDARD SERVICE CONNECTION

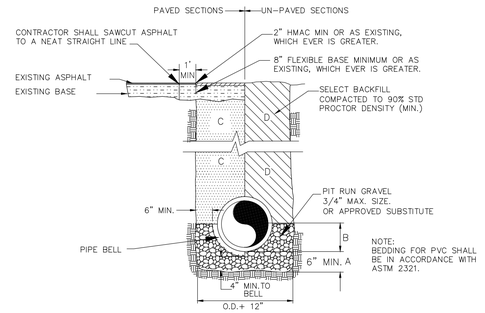


NOTES

SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTY-FAMILY, COMMERCIAL, AND INDUSTRIAL SHALL BE 6" MIN. OR GREATER AS REQUIRED.

SCALE: N.T.S.

TYPICAL STORM SEWER PIPE BEDDING DETAIL



A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6") PIT RUN GRAVEL 3/4" MAX SIZE.

B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO THE SPRING LINE. PIT RUN GRAVEL 3/4" MAX. SIZE OR APPROVED SUBSTITUTE.

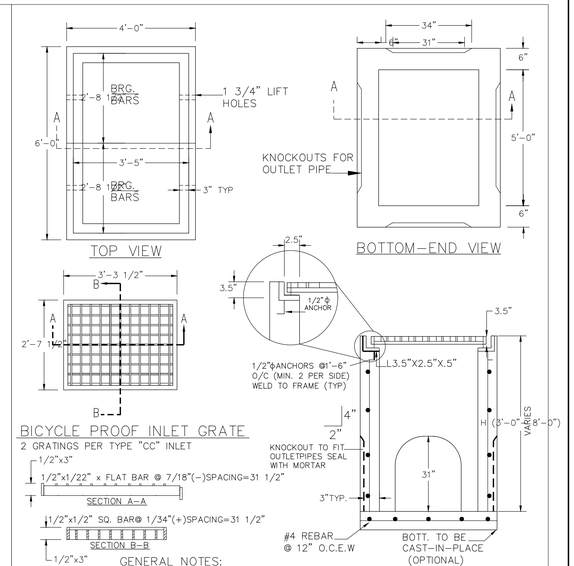
C. CITY STREETS PARKING AREA, DRIVEWAYS: SELECT EXCAVATED BACK FILL COMPACTED 95% SPD, 8" LIFTS, MECHANICAL COMPACTION.

STATE MAINTAINED ROADWAYS: COMPACTED SAND/CEMENT STABILIZED BACK FILL 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698

D. SELECT EARTH BACKFILL COMPACTED TO 90% STD. PROCTOR DENSITY (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACK FILL MATERIAL SHALL BE SAND, EXCAVATED MATERIAL, OR OTHER APPROVED SUBSTITUTE.

SCALE: N.T.S.

TYPE "CC" INLET



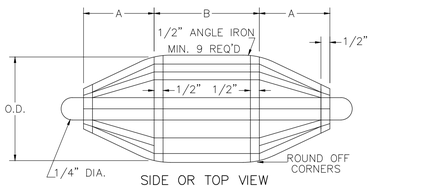
GENERAL NOTES:

1. REINFORCMENT: #4 BARS AT 12" O.C. EACH WAY.
2. CONCRETE TO HAVE A MIN. 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.
3. "H" DIMENSION AVAILABLE IN 6" INCREMENTS FROM 3'-0" TO 8'-0".
4. INLETS SHALL BE COMPOSED OF PRE-CAST SECTIONS, CAST IN PLACE OR A COMBINATION OF BOTH.
5. 6" GRAVEL BEDDING IS REQUIRED (3/4" MAX)

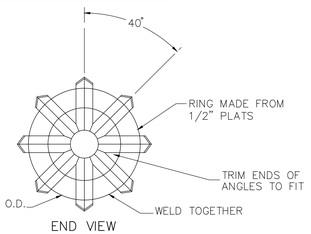
SCALE: N.T.S.

GO NO-GO DEFLECTION TESTING MANDREL DETAIL

SIZE	A	B	MANDREL O.D. PSM SDR-35	MANDREL O.D. PSM SDR-26	RING O.D. PSM SDR-35	RING O.D. PSM SDR-26
6	4.0"	4.5"	5.62	5.50	4.91	4.79
8	5.5"	6.0"	7.52	7.37	6.81	6.66
10	7.0"	7.5"	9.41	9.21	8.70	8.50
12	8.0"	9.0"	11.19	10.96	10.48	10.25
15	10.0"	11.0"	13.70	13.42	12.99	12.71
18	12.0"	13.5"	16.75		16.04	
21	14.0"	16.0"	19.74		19.03	
24	16.0"	18.0"	22.21		21.50	
27	18.0"	20.0"	25.03		24.32	



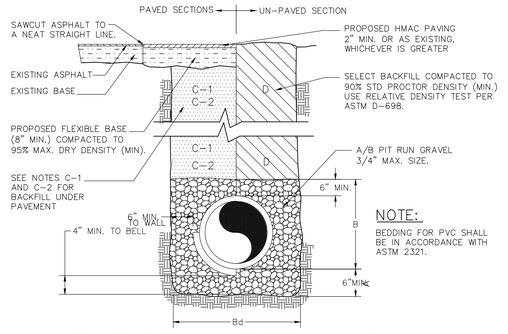
SIDE OR TOP VIEW



END VIEW

SCALE: N.T.S.

TYPICAL SANITARY SEWER (GRAVITY) PIPE BEDDING DETAIL



A. CRUSHED ROCK BEDDING PLACED AND HAND LEVELED BEFORE PIPE IS LAID, UP TO BOTTOM LINE OF PIPE (MIN.THICKNESS=6")

B. CRUSHED ROCK OR GRAVEL BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID,FROM BOTTOM OF PIPE TO 6" ABOVE THE TOPOF PIPE.WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE OF PIPE 6" MAX LIFTS.

Bd. MINIMUM TRENCH WIDTHS SHALL BE PIPE BELL O.D.+16" OR PIPE O.D. X 1.25+ 12",WHICHEVER IS GREATER FOR PVC PIPE AND ASTM C12 (LATEST) FOR VITRIFIED CLAY PIPE.

C-1 (CITY STREET, PARKING AREA,DRIVEWAYS). SELECT EXCAVATED BACKFILL COMPACTED TO 95% STP. PROCTOR IN 8" LIFTS, MECHANICAL COMPACTION.
C-2 (STATE MAINTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.

D. SELECT EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS TO 90% STANDARD PROCTOR DENSITY OUTSIDE ROW,OR 95% STANDARD PROCTOR DENSITY INSIDE R.O.W.

E. BEDDING FOR PVC PIPE SHALL BE IN ACCORDANCE WITH ASTM D-2321

F. OBTAIN WRITTEN APPROVAL BY ENGINEER FOR ANY EXPECTATIONS OR ALTERNATE METHODS PRIOR TO CONSTRUCTION.

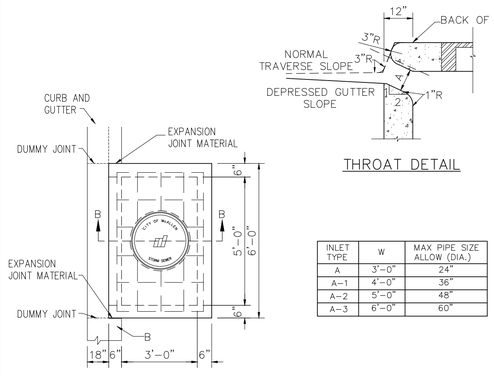
G. WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATIONS OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM MCALLEN PUBLIC UTILITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF EITHER.

H. FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

I. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYAERS, MOISTENED AS REQUIRED TO WITHIN 2% OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6".

SCALE: N.T.S.

TYPE "A" INLET



INLET TYPE	W	MAX PIPE SIZE ALLOW (DIA.)
A	3'-0"	24"
A-1	4'-0"	36"
A-2	5'-0"	48"
A-3	6'-0"	60"

GENERAL NOTES:

1. TRANSITION NORMAL GUTTER TO INLET FLOW SLOPE APPROX. 3".
2. INLETS SHALL BE COMPOSED OF PRE-CAST SECTIONS, CAST IN PLACE OR A COMBINATION OF BOTH.
3. 6" GRAVEL BEDDING IS REQUIRED (3/4" MAX.)

CONSTRUCTION NOTES:

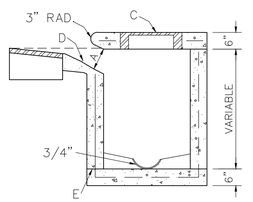
A. 5" CLEAR OPENINGS.

B. CURB & GUTTER SECTION.

C. C.I. MANHOLE RING & COVER SHALL BE ALAMO 860-22 OR EQUAL 20, 3/8"

D. DEPRESS 2" BELOW NORMAL GUTTER.

E. ALL REINFORCMENT NO. 4 BARS 12" O.C.E.W.



TYPE "A" INLET

BARRERA INFRASTRUCTURE GROUP INC
ENGINEERING CONSULTING CIVIL ENGINEERS
6521 N. 10TH STREET, SUITE "C"
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801
TEXAS FIRM NO. 6435

Sheet Title: SEWER SYSTEM & STORM DRAINAGE SYSTEM DETAILS

Project Title: NOLANA CROSSING, LOT 3 SUBDIVISION McALLEN, TEXAS

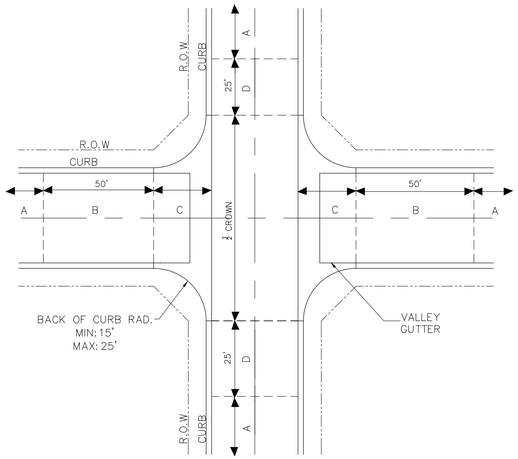
STATE OF TEXAS
RENE BARRERA
86862
LICENSED PROFESSIONAL ENGINEER

Revised 1/13/22

Rene Barrera
Licensed Professional Engineer # 86862

Date:	
Scale:	1"=30'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

Sheet 9 of



NOTE:
TYPICAL FOR THE INTERSECTION OF TWO LOCAL STREETS. ALL OTHER INTERSECTIONS SHALL BE APPROVED BY CITY ENGINEER.

GENERAL NOTES:

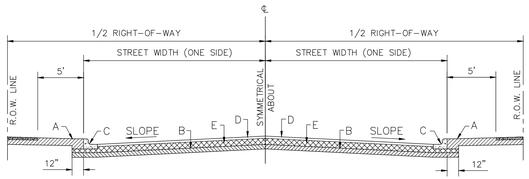
1. REDUCE NORMAL CROWN TO NO CROWN SECTION WHEN APPROACHING PERPENDICULAR TO VALLEY GUTTER.
2. REDUCE NORMAL CROWN TO HALF CROWN SECTION WHEN STREET IS PARALLED TO VALLEY GUTTER.
3. FOR "T" INTERSECTION THE THROUGH STREET WILL RETAIN NORMAL CROWN & THE LEG OF THE "T" WILL REDUCE NORMAL CROWN TO NO CROWN SECTION WHEN APPROACHING PERPENDICULAR TO VALLEY GUTTER.
4. CONSTRUCTION PLANS WILL DETAIL "T" INTERSECTION WHEN DRAINAGE FLOWS ACROSS THROUGH STREET OF INTERSECTION.
5. CONSTRUCTION PLANS WILL SPECIFY RADII CURB RETURNS.
6. VALLEY GUTTER SHALL BE 6 FEET WIDE.

CONSTRUCTION NOTES:

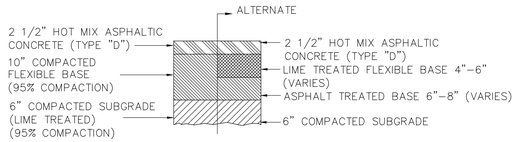
A. NORMAL CROWN FOR RESIDENTIAL STREET.
B. TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION.
C. NO CROWN SECTION.
D. TRANSITION SECTION FROM FULL CROWN TO HALF CROWN SECTION.

SCALE: N.T.S.

TYPICAL LOCAL STREET INTERSECTION



TYPICAL COLLECTOR STREET SECTION



PAVEMENT SECTION
ASPHALT CONCRETE

REINFORCED CONCRETE PAVEMENT MAY BE REQUIRED FOR HEAVY VEHICULAR TRAFFIC LOADS. DESIGN SHALL BE SUBMITTED TO CITY ENGINEER FOR APPROVAL.

GENERAL NOTES:

1. CROWN ON STREET SHALL BE 2% CROSS SLOPE.
2. ALL BASE COMPACTION FOR ROADWAY WILL EXTEND 12" MIN. BEHIND THE BACK OF CURB.
3. ALL SUBGRADE COMPACTION FOR ROADWAY WILL EXTEND 12" MIN. BEHIND THE BACK OF CURB.
4. SUBGRADE PREPARATION UNDER SIDEWALK AND DRIVEPADS SHALL BE INCLUDED WITH THE PARTICULAR ITEMS.
5. FINISH GRADE AT PROPERTY LINE SHALL BE 2" MIN. ABOVE TOP OF CURB.

CONSTRUCTION NOTES:

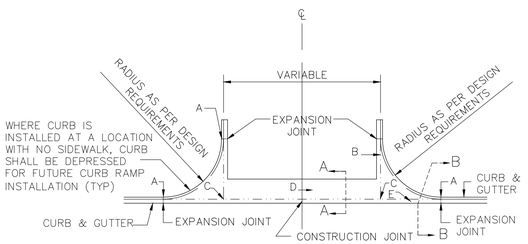
A. SIDEWALK.
B. COMPACTED SUBGRADE.
C. STANDARD CURB AND GUTTER.
D. ASPHALTIC CONCRETE PAVEMENT.
E. COMPACTED BASE.

SCALE: N.T.S.

COLLECTOR STREET SECTION

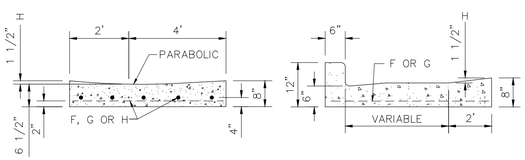
NOTES:

REFER TO SHEET 2 OF 2 FOR GENERAL AND CONSTRUCTION NOTES.



PLAN

WHERE CURB IS INSTALLED



SECTION A-A SECTION B-B

GENERAL NOTES:

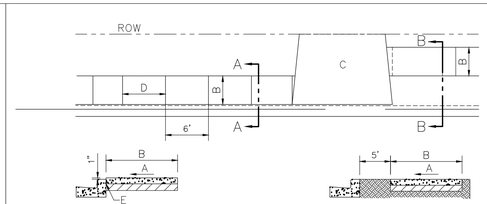
1. DESIGN ELEVATIONS TO BE GIVEN AT EACH END OF THE CURB RETURN (TOP OF CURB ELEVATION) AND AT INTERSECTIONS OF PROJECTED FLOWLINES (FLOWLINE ELEVATION).
2. ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
3. THE VALLEY GUTTER TO BE REINFORCED WITH 6"X 6" X NO. 6 GA. WIRE MESH. OR NO. 3 @ 12" O.C.E.W. OR NO. 4 @ 16" O.C.E.W.
4. INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
5. FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT.
6. PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWN ON PLANS.
7. VALLEY GUTTER SHALL BE PLACED USING 3000 P.S.I CONCRETE.
8. FOR HANDICAP RAMP, SEE DETAIL.
9. EXISTING CURB OR PAVEMENT SHALL BE SAWCUT WHERE NECESSARY TO CONNECT TO PROPOSED VALLEY GUTTER.

CONSTRUCTION NOTES:

A. END OF CURB RETURN, SEE NOTE 1.
B. PROJECTED FLOW LINE OF 1 1/2" INVERT SEE NOTE 2.
C. INTRSECTION OF FLOWLINES, SEE NOTE 1.
D. DIRECTION OF FLOW
E. FLOWLINE
F. 6" X 6" NO. 6 GA. WIRE MESH
G. NO. 3 BARS AT 12" O.C.E.W.
H. NO. 4 BARS AT 18" O.C.E.W.
I. THE 1 1/2" INVERT DEPTH MAY BE REDUCED TO IMPROVE DRIVEABILITY WITH APPROVAL FROM THE CITY ENGINEER.

SCALE: N.T.S.

CONCRETE VALLEY GUTTER



SECTION A-A
SIDEWALK ADJACENT TO CURB

SECTION B-B
SIDEWALK OFFSET 5 FT FROM CURB

NOTE
1. CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. SUBGRADE SHALL BE COMPACTED TO 90% MAX DENSITY.

GENERAL NOTES:

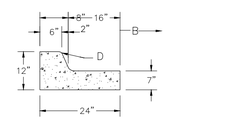
1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. SIDEWALK SHALL BE CONSTRUCTED WITHIN STREET R.O.W.
3. PROVIDE 5' X 5' PASSING SPACE AT A MAXIMUM 200' INTERVALS, IF SIDEWALK IS LESS THAN 5' ON WIDTH (DRIVEWAY IS CONSIDERED A PASSING SPACE)

CONSTRUCTION NOTES:

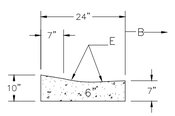
A. CROSS-SLOPE AT 1.5% USUAL AND 2.0% MAX.
B. SIDEWALK, WIDTH VARIES. 4 FT MINIMUM WHEN SETBACK 5 FT FROM THE CURB. 5 FT MINIMUM WHEN ADJACENT TO THE CURB.
C. SEE DRIVEWAY APRON DETAIL.
D. CONTRACTION JOINTS, EVERY 6 FT. EXPANSION JOINT EVERY 30 FT.
E. 1/2" EXPANSION JOINT.

SCALE: N.T.S.

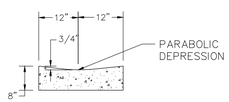
TYPICAL SIDEWALK DETAILS



STANDARD CURB & GUTTER TYPE A



LAYDOWN CURB & GUTTER



24" VALLEY GUTTER

GENERAL NOTES:

1. CURBS AND GUTTERS TO BE CONSTRUCTED OF 3000 PSI CONCRETE.
2. FOR NON-REINFORCED STANDARD CURB OR CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX. ALSO PROVIDE 1/2" EXPANSION JOINTS AT 25' O.C. MAX. AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS AND ADJACENT TO SIDEWALK. FOR REINFORCED STANDARD CURB OR CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX AND EXPANSION JOINTS SHALL BE SPACED AT 120' O.C. MAX, AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS, AND ADJACENT TO SIDEWALKS.
3. EDGES NOT SPECIFIED WITH DIMENSIONS SHALL BE EDGED WITH A 3/8" EDGING TOOL.
4. A MEMBRANE CURING COMPOUND SHALL BE APPLIED TO EXPOSED CURB OR CURB & GUTTER AFTER THE SURFACE FINISH HAS BEEN COMPLETED AT A MIN. RATE OF 1 GAL/180 S.F. OF SURFACE AREA.

CONSTRUCTION NOTES:

A. DRIVE NO. 4 BARS 12" DEEP IN HOLES DRILLED 15' O.C. IN PAVEMENT.
B. TRAFFIC SIDE.
C. 1" RADIUS
D. 2" RADIUS
E. 24" RADIUS
F. NO. 3 LONGITUDINAL BARS.

SCALE: N.T.S.

CONCRETE CURB AND CURB & GUTTER

BARRERA BIG INFRASTRUCTURE GROUP INC
ENGINEERING
CONSULTING CIVIL ENGINEERS
6521 N. 10TH STREET, SUITE "C"
McALLEN, TEXAS 78504
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TEXAS FIRM NO. 6435

Sheet Title: PAVING SYSTEM DETAILS

Project Title: NOLANA CROSSING, LOT 3 SUBDIVISION McALLEN, TEXAS

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

Revised 1/13/22

Rene Barrera
Licensed Professional Engineer # 86862

Date:	
Scale:	1"=30'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

Sheet 10 of

NORTH

SCALE: 1"=20'

472.40' PROPERTY LINE

184'-11" | 150'-0" | 10'-0" | 70'-0" | 67'-6"

334.9' | 127.5'

10' UTIL. EASEMENT

POSSIBLE LOCATION OF TRANSFORMER

8' CMU FENCE

PROPOSED 1500 GAL. GREASE TRAP

SUITE # 107 PROPOSED MEAT MARKET

SUITE # 106 | SUITE # 105 | SUITE # 104 | SUITE # 103

SUITE # 101 HOUNDS TOWN 5,046 SQ.FT.

UNLOADING ZONE

PLANTER

NO PARKING | VAN PARKING

25' COMMON SERVICE DRIVE EASEMENT

24' COMMON SERVICE DRIVE EASEMENT

POSSIBLE LOCATION OF TRANSFORMER

40'-3" CURB CUT

10' ADDITIONAL R.O.W.

119'-5" | 140'-9 1/2" | 177'-7"

5' CONCRETE SIDEWALK

36' COMMON SERVICE DRIVE EASEMENT

181'-5" | 104'-0" (10 P.S.) | 80'-0"

24' COMMON SERVICE DRIVE EASEMENT

90'-0" (10 P.S.) | 17'-7 1/2" | 14'-0" | 24'-0"

54'-0"(6 P.S.)

64'-0"

46'-0" CURB CUT

398.31'

PROPOSED 8' WIDE RETENTION POND

148'-4"

15' FRONT SETBACK

34'-7 1/2" | 81'-0" (9 P.S.) | 6'-0" | 24'-0"

63'-0" (7 P.S.)

15' FRONT SETBACK

10' UTIL. EASEMENT

212'-7"

218'-2 1/2"

162'-7"

N. 29TH ST.

EXISTING 5' CONCRETE SIDEWALK

120'-0" (EXISTING R.O.W.)

221'-6 1/2"

TRENTON RD.

302'-9 1/2"

5' CONCRETE SIDEWALK

15' FRONT SETBACK

106.46'

106'-5 1/2"

116'-9 1/2"

36'-0" (4 P.S.)

41'-6"

50'-0"

15'-0" | 10'-0" | 10'-0" | 10'-0"

10' UTIL. EASEMENT

43.28'

10' UTIL. EASEMENT

252.55'

ZENAIDA AV.

96°

R62'-11"

18'-11 1/2"

BARRERA BIG INFRASTRUCTURE GROUP INC
ENGINEERING
CONSULTING CIVIL ENGINEERS

3525 FREDDY GONZALEZ
SUITE "B2"
EDINBURG, TEXAS 78539
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TEXAS FIRM NO. 6435

Sheet Title:

DIMENSION CONTROL PLAN

Project Title:

LOTS 1 & 2
PLAZA D5 COMMONS SUBD.
McALLEN, TEXAS

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

Rev.
8-26-26

Rene Barrera
Licensed Professional
Engineer # 86862

Date:	
Scale:	1"=20'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

Sheet of
C 1.0

CONSTRUCTION NOTES:

1. SAW CUT & MATCH EXIST. PAVEMENT ELEVATIONS
2. INSTALL CONCRETE APRON (SEE DETIAL)
3. INSTALL TYP. C GRATE INLET & 18" PVC INTO POND (TOP=115.90 / FL=112.70)
4. INSTALL TYP. C GRATE INLET & 12" PVC INTO POND (TOP=115.30 / FL=112.30)

CONSTRUCTION NOTES CONTINUED:

5. INSTALL TYP. C GRATE INLET & 12" PVC INTO POND (TOP=115.50 / FL=112.50)
6. INSTALL 131 LF –12" PVC SCH 40 PIPE @0.30%
7. INSTALL 24" CONCRETE VALLEY GUTTER

NORTH

SCALE: 1"=20'

472.40' PROPERTY LINE

10' UTIL. EASEMENT

8' CMU FENCE

POSSIBLE LOCATION OF TRANSFORMER

PROPOSED 1500 GALLON GREASE TRAP

UNLOADING ZONE 12'X30'

SUITE # 107 PROPOSED MEAT MARKET

SUITE # 106

SUITE # 105

SUITE # 104

SUITE # 103

SUITE # 101 HOUNDS TOWN 5,046 SQ.FT.

FFE=117.50

334.9'

127.5'

5' CONCRETE SIDEWALK

"TYPE A" STORM DRAIN CURB INLET W/EXTENSION TOP=115.49 F.L.=111.79

36' COMMON SERVICE DRIVE EASEMENT

24' COMMON SERVICE DRIVE EASEMENT

398.31'

PROPOSED 8' WIDE RETENTION POND

15' FRONT SETBACK

HIGH POINT

TRENTON RD.

5' CONCRETE SIDEWALK

106.46'

252.55'

25' COMMON SERVICE DRIVE EASEMENT

POSSIBLE LOCATION OF TRANSFORMER

24' COMMON SERVICE DRIVE EASEMENT

10' ADDITIONAL R.O.W.

15' FRONT SETBACK

10' UTIL. EASEMENT

EXISTING 5' CONCRETE SIDEWALK

N. 29TH ST.

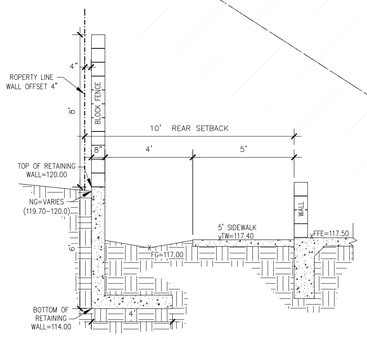
EXIST. "TYPE A" STORM DRAIN CURB INLET TOP=115.46 F.L.=111.06

EXIST. GRATE INELT TOP=115.09 F.L.=110.82

"TYPE A" STORM DRAIN INLET TOP=113.65 F.L.=109.15

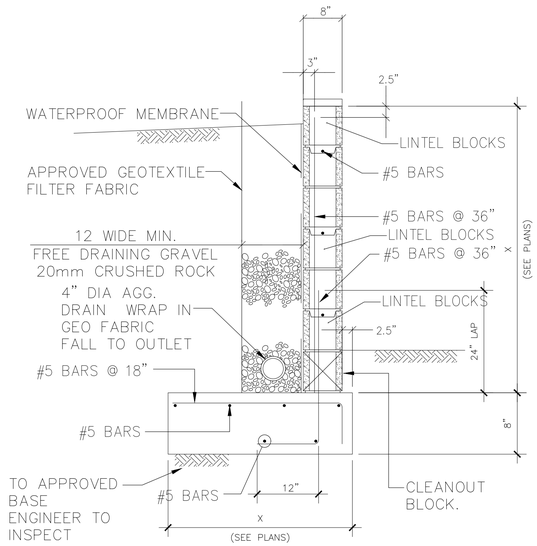
EXIST. GRATE INLET TOP=113.00 F.L.=109.00

"TYPE A" STORM DRAIN INLET TOP=113.05 F.L.=109.35



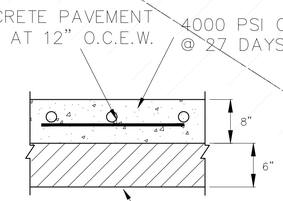
NORTH RETAINING WALL SECTION "A-A"

N.T.S.



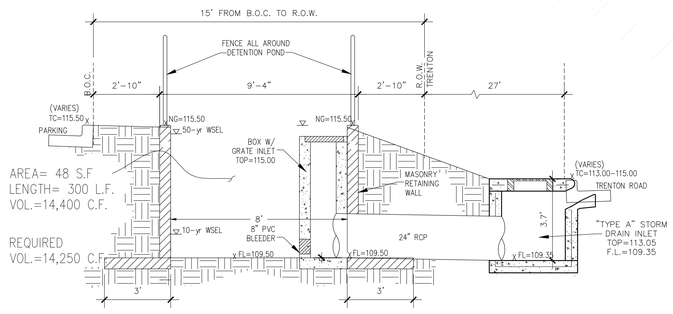
MASONRY RETAINING WALL DETAIL (BOTH SIDES)

N.T.S.



CONC. APRON DETAIL

N.T.S.



DETENTION POND DETAIL

N.T.S.

BARRERA INFRASTRUCTURE GROUP INC
ENGINEERING CONSULTING CIVIL ENGINEERS

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SUITE "B2"
EDINBURG, TEXAS 78539
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F: 956.992.8801
TEXAS FIRM NO. 6435

Sheet Title: SITE CIVIL GRADING PLAN

Project Title: LOTS 1 & 2 PLAZA D5 COMMONS SUBD. McALLEN, TEXAS

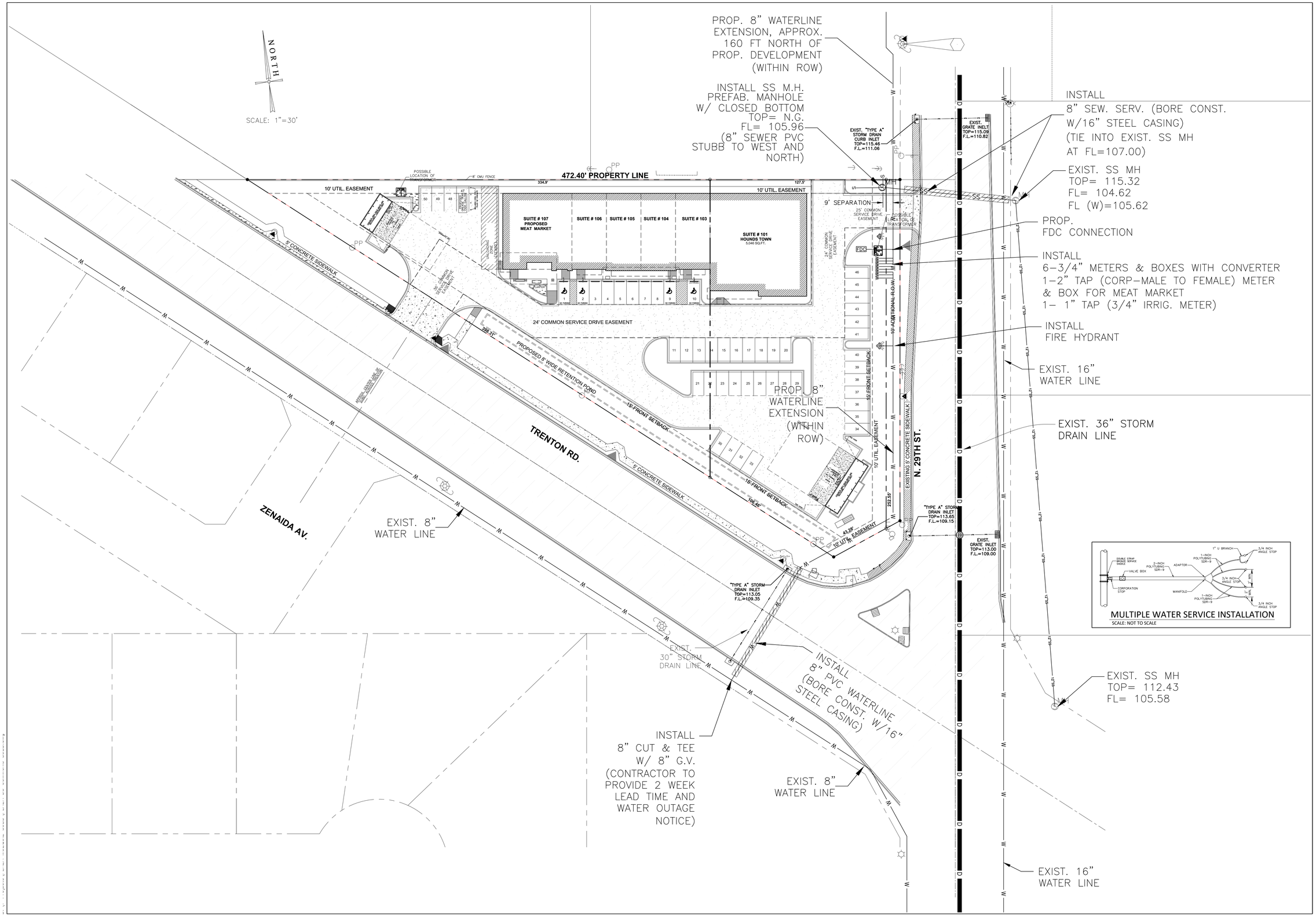
STATE OF TEXAS
RENE BARRERA
86862
LICENSED PROFESSIONAL ENGINEER

Rev. 8-26-26

Rene Barrera
Licensed Professional Engineer # 86862

Date:	
Scale:	1"=20'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

Sheet C 2.0 of



BARRERA BIG INFRASTRUCTURE GROUP INC
ENGINEERING CONSULTING CIVIL ENGINEERS
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SUITE "B2"
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TEXAS FIRM NO. 6435

Sheet Title: UTILITY LAYOUT

Project Title: LOTS 1 & 2 PLAZA D5 COMMONS SUBD. McALLEN, TEXAS

STATE OF TEXAS
RENE BARRERA
86862
LICENSED PROFESSIONAL ENGINEER

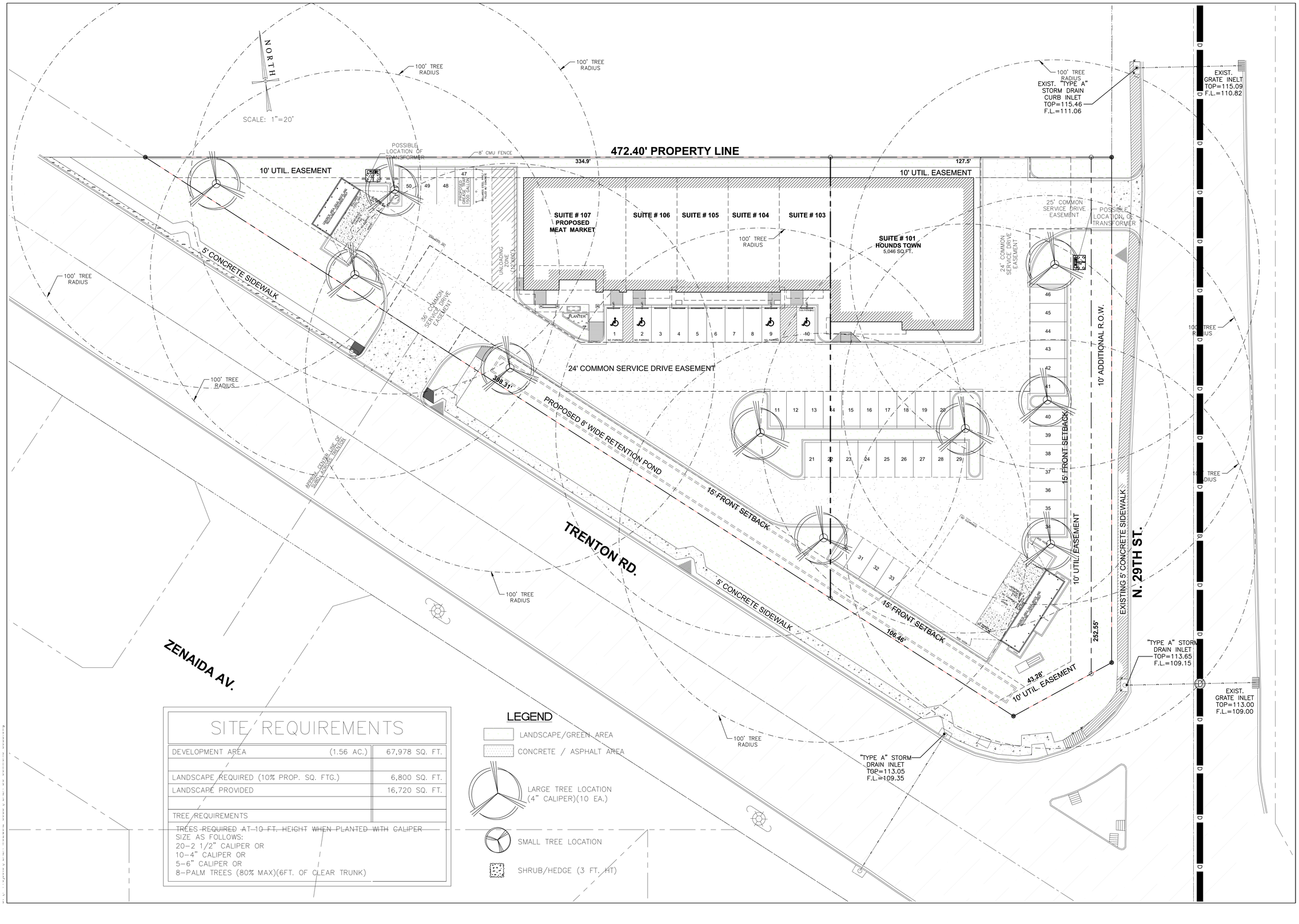
Rev. 8-26-26

Rene Barrera
Licensed Professional Engineer # 86862

Date:	
Scale:	1"=30'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

Sheet of C 3.0

Barrera Big Infrastructure Group Inc. Engineering Consulting Civil Engineers



SITE REQUIREMENTS

DEVELOPMENT AREA (1.56 AC.)	67,978 SQ. FT.
LANDSCAPE REQUIRED (10% PROP. SQ. FTG.)	6,800 SQ. FT.
LANDSCAPE PROVIDED	16,720 SQ. FT.
TREE REQUIREMENTS	

TREES REQUIRED AT 10 FT. HEIGHT WHEN PLANTED WITH CALIPER SIZE AS FOLLOWS:
20-2 1/2" CALIPER OR
10-4" CALIPER OR
5-6" CALIPER OR
8-PALM TREES (80% MAX)(6FT. OF CLEAR TRUNK)

LEGEND

- LANDSCAPE/GREEN AREA
- CONCRETE / ASPHALT AREA
- LARGE TREE LOCATION (4" CALIPER)(10 EA.)
- SMALL TREE LOCATION
- SHRUB/HEDGE (3 FT. HT)

BARRERA INFRASTRUCTURE GROUP INC
ENGINEERING CONSULTING CIVIL ENGINEERS
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TEXAS FIRM NO. 6435

Sheet Title:
LANDSCAPE AND IRRIGATION PLAN

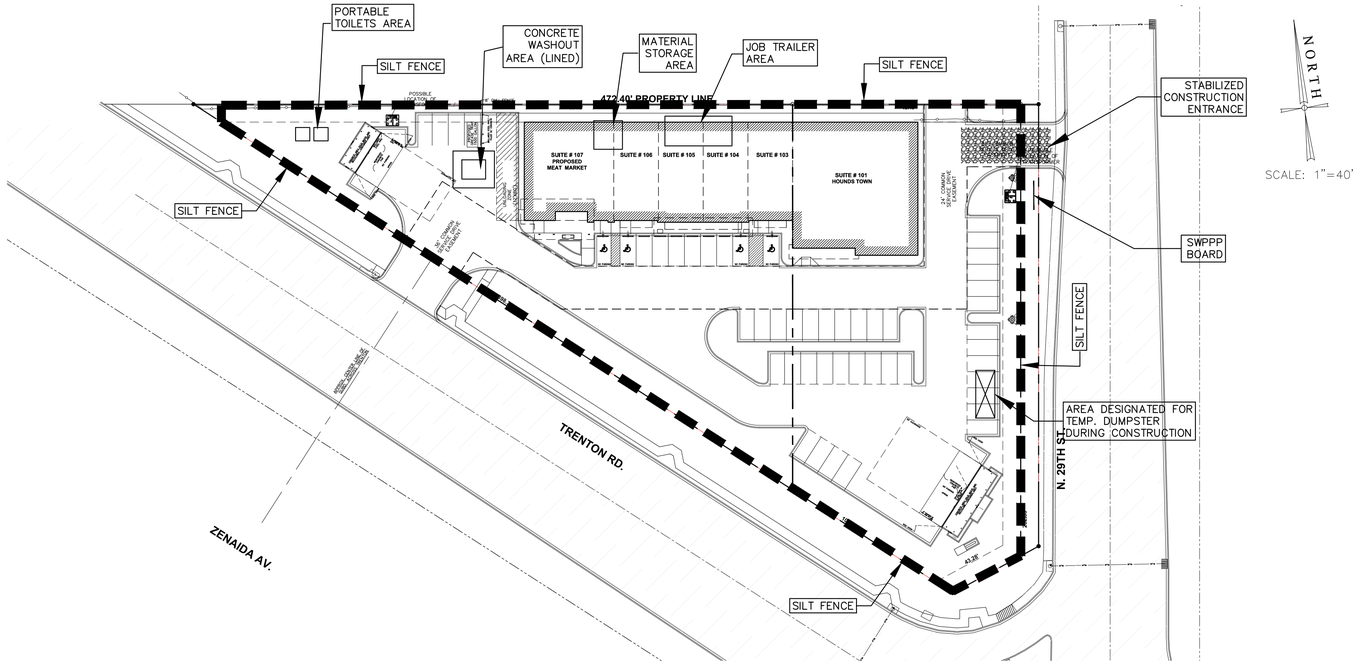
Project Title:
LOTS 1 & 2
PLAZA D5 COMMONS SUBD.
McALLEN, TEXAS

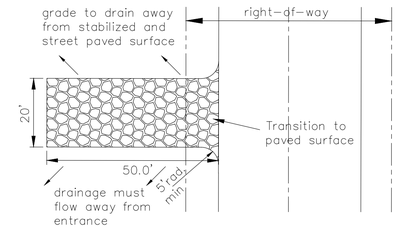
STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

Rev. 8-26-26
Rene Barrera
Licensed Professional Engineer # 86862

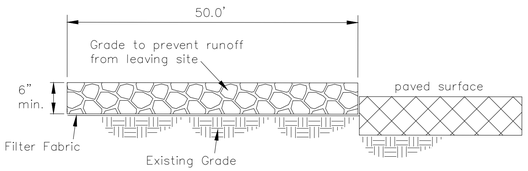
Date:	
Scale:	1"=20'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

Sheet of
C 4.0





Plan View
nts



Profile View
nts

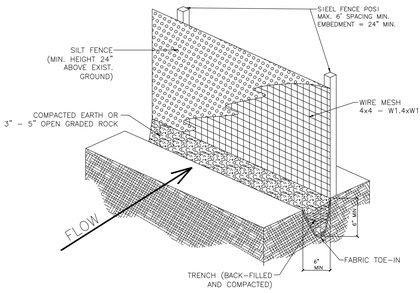
Notes :

1. Contruction entrance(s) shall be locted at the time of pre-contruction meeting.
2. Stone shall be 3 to 5 inch diameter crushed rock or acceptable crushed Portland Cement Concrete.
3. When necessary, vehicles shall be cleaned to remove sediment prior to entrance onto a public roadway. When washing is required, it shall be done on a area stabilized with crushed stone with drainage flowing away form both the street and the stabilized entrance. All sediment shall be prevented from entering any storm drain, ditch or watercourse using approved methods.
4. The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto paved surfaces. This may require periodic top dressing with additional stone as conditions demand. All sediment spilled, dropped, washed or tracked onto paved surfaces, must be removed immediately.
5. The entrance must be properly graded or incorporate a drainage swale to prevent runoff from leaving the construction site.

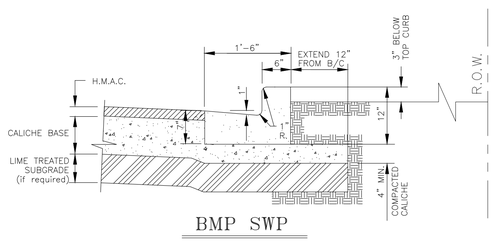
Stabilized Construction Entrance

SILT FENCE DETAIL NOTES

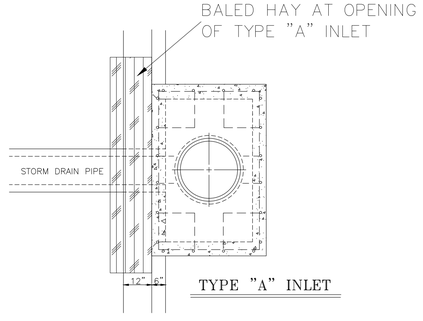
1. STEEL POST WHICH SUPPORT THE SILT FENCE SHALL BE GALVANIZED STEEL "I" POSTS AND SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF TWO (2) FEET. THE WOVEN WIRE FOR THE SILT FENCE SHALL BE 4"x 4" W1.4xW1.4 ZINC COATED (GALVANIZED) STEEL WOVEN WIRE FABRIC CONFORMING TO ASTM A116. THE SILT FENCE FABRIC SHALL BE MIRAFI, INC. SILT FENCE OR AN OWNER APPROVED EQUAL.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF THE FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACK FILLED AS SHOWN ON SILT FENCE DETAIL.
3. SILT FENCE FABRIC SHALL BE SECURELY FASTENED TO THE WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3-FOOT OVERLAP OF SILT FENCE FABRIC AT JOINTS IN THE SILT FENCE FABRIC, SECURELY FASTENED WHERE ENDS OF FABRIC MEET. THE SILT FENCE SHALL BE JOINED SUCH THAT NO BYPASS OF LEAKAGE OCCURS.
4. INSTALL SILT FENCE AT EDGE OF DISTURBED AREAS ADJACENT TO ALL STREETS.



TEMPORARY SEDIMENT CONTROL FENCE

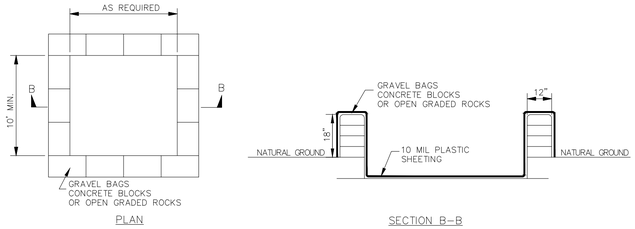


BMP SWP

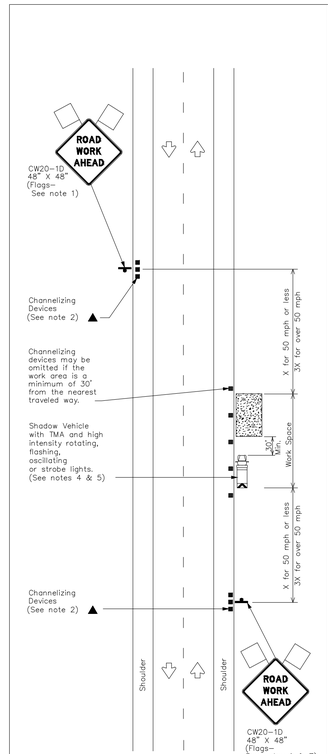


TYPE "A" INLET

CURB INLET PROTECTION DETIAL



CONCRETE WASHOUT PIT DETAIL



TCP (1-1a)

WORK SPACE NEAR SHOULDER

Conventional Roads

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45		450'	495'	540'	45'	90'	320'	195'
50	L=WS	500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
4. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
6. See TCP(5-1)for shoulder work on divided highways, expressways and freeways.
7. CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD " signs for shoulder work on conventional roadways.

Texas Department of Transportation — Traffic Operations Division Standard

TRAFFIC CONTROL PLAN
CONVENTIONAL ROAD
SHOULDER WORK

TCP(1-1)-18

FILE: tcp1-1-18.dgn	DN:	CK:	DW:	CK:
©TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS 2-94 4-98 8-95 2-12 1-97 2-18				
	DIST	COUNTY		SHEET NO.

BARRERA INFRASTRUCTURE GROUP INC
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TEXAS FIRM NO. 6435

Sheet Title:
EROSION CONTROL PLAN AND TRAFFIC CONTROL PLAN

Project Title:
LOTS 1 & 2
PLAZA D5 COMMONS SUBD.
McALLEN, TEXAS

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

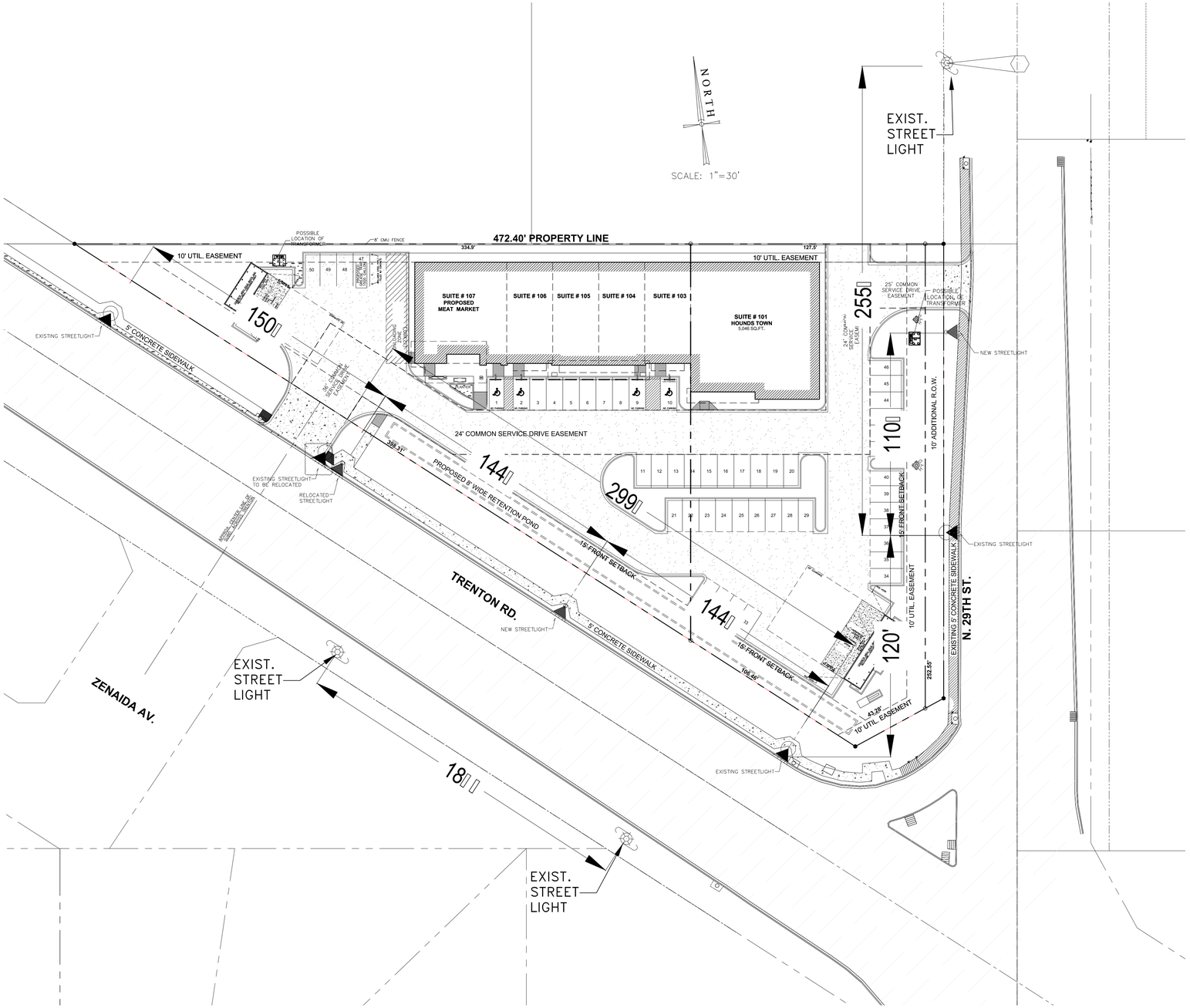
Rev.
8-26-26

Rene Barrera
Licensed Professional Engineer # 86862

Date:	
Scale:	1"=40'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

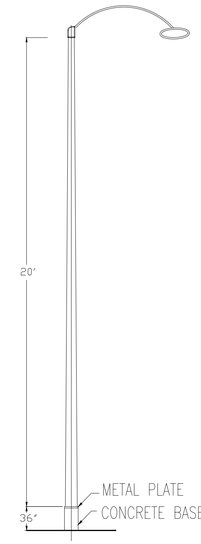
Sheet of
C 5.0

Engineering and Surveying Services provided by Barrera Infrastructure Group Inc. TBPE Firm No. 6435 TBPLS Firm No. 10194555

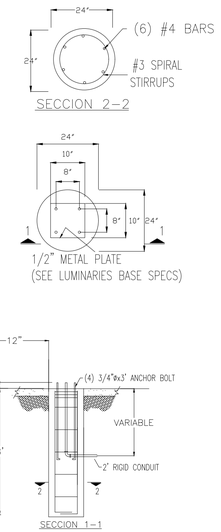


STREET LIGHTS NOTES:

FIXTURE TYPE:	HIGH PRESSURE SODIUM VAPOR
LUMINOSITY	(LUMENS): 27,500
MAX SPACING:	150 FT.

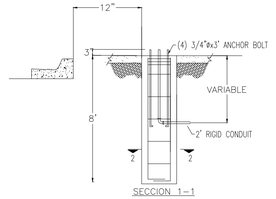


STREET LIGHT

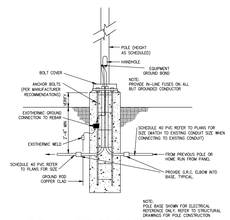


SECCION 2–2

1/2" METAL PLATE
(SEE LUMINARIES BASE SPECS)



SECCION 1–1



TYPICAL LIGHT POLE FOUNDATION DETAIL
NTS

BARRERA BIG INFRASTRUCTURE GROUP INC
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TEXAS FIRM NO. 6435

Sheet Title: STREET LIGHTING LAYOUT

Project Title: LOTS 1 & 2 PLAZA D5 COMMONS SUBD. McALLEN, TEXAS

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

Rev. 8-26-26

Rene Barrera
Licensed Professional Engineer # 86862

Date:	
Scale:	1"=40'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

Sheet C 6.0 of

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/31/2026

SUBDIVISION NAME: PLAZA D5 COMMON SUBDIVISION (KOWN AS PLAZA MUZQUIZ)	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Trenton Road: 60 ft. from centerline for 120 ft. Total ROW. Paving: 65-85 ft. Curb & gutter: Both sides - Need to provide document numbers shown on the plat for staff review prior to recording. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording.	Applied
N.29th Street: Dedication as needed for 50 ft. centerline for 100 ft. Total R.O.W. Paving 65 ft. Curb & gutter : Both Sides Revisions needed: - Need to provide document numbers shown on the plat for staff review prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. Revisions Needed: -Provided for service drive easement on the plat. Alley or service drive easement cannot dead-end. **Subdivision Ordinance: Section 134-106	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
* Front: Trenton Road/N.29th Street: In accordance with Unified Development Code, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: *Revise plat note #3 as noted above. **Unified Development Code Section 2.2.5-1	Required
* Rear: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: **Unified Development Code Section 2.2.5-1	Required
* Sides: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: *Revise plat note #3 as noted above. **Unified Development Code Section 2.2.5-1	Required
* Corner: See front setback section above. Revisions Needed: -Add note as shown above. **Unified Development Code Section 2.2.5-1	Required
* Garage: Commercial Development **Unified Development Code Section 2.2.5-1	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along Trenton Road and N. 29th Street. ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Referenced as plat note #11	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-1 (Local Commercial District) Proposed: C-1 (Local Commercial District) *Property went through a rezoning application and was approved by City Commission on July 14, 2025. *Rezoning from C-3L (Light Commercial-OC) to C-1 (Local Commercial-UDC) **Unified Development Code Section 2.2.5-1	Applied
* Rezoning Needed Before Final Approval *Property went through a rezoning application and was approved by City Commission on July 14, 2025. *Rezoning from C-3L (Light Commercial-OC) to C-1 (Local Commercial-UDC)	Applied
PARKS	
* Land dedication in lieu of fee. - Property is for Commercial Development. Does not apply to Parks.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - Property is for Commercial Development. Does not apply to Parks.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. - Property is for Commercial Development. Does not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved, no TIA required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - The subdivision went for a name change going from Plaza Muzquiz to Plaza D5 Common Subdivision. - Disclaimer: Any Abandonment of easements must be done by a separate instrument/document, cannot be done by plat. *Must comply with City's Access Management Policy.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL, SUBJECT TO CONDITIONS NOTED, AND APPROVAL OF THE NAME CHANGE	Applied

N
W
E
S
LOCATION
TRENTON RD
N 29TH ST
PROPOSED PLAZA
D5 COMMONS
SUBDIVISION
McALLEN ISD AG FARM
SUBDIVISION
LOT 1
GEORGIA
SUBDIVISION
LA LOMITA HEIGHTS
SUBDIVISION
LOT 1
LOT 1
LA LOMITA HEIGHTS
SUBDIVISION
PHASE 2
LOT 1
LA LOMITA HEIGHTS
SUBDIVISION
No. 3
MIRA-BELLA PARK
N. 27TH LN.
SUBDIVISION
THREE LYNN'S SUBDIVISIO
LOT 1
TRENTON & 29TH PL
SUBDIVISION
DA AVE (PRIVATE)
IGUA SUBDIVISION
MMMER AVE.
ION ESTATES SUBDIVISION
XENOPS AVE.
PHASE 3
N. 30TH ST.
N. 30TH CT.
WARBLER AVE.
REGENCY PARK ESTATES
TANGLEWOOD ESTATES
VERDIN AVE.
SUBDIVISION PHASE 1
MADISON PAR

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Villas at Trenton*
Owner Name	*3400 N. Auburn Avenue, LLC (Alvaro Gonzalez)*
Engineering Firm	*Rodriguez Engineering Group, PLLC*
Existing Zoning	*R-2 (Medium-Density Residential)*
Proposed Zoning	*R-2 (Medium-Density Residential)*
Number of Lots	*89 lots*

City of McAllen Planning Department

VILLAS AT TRENTON SUBDIVISION

BEING 10.754 ACRES OUT OF LOT 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67-69, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO 3400 N AUBURN AVE, LLC, DATED JULY 21, 2023, RECORDED IN DOCUMENT No. 3468040, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS VILLAS AT TRENTON SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS SANITARY SEWER LINES, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHT-OF-WAY FOR NORTH 33RD STREET IS BEING DEDICATED BY THIS PLAT

_____ _____

OWNER: 3400 N AUBURN AVE, LLC — DATE

MANAGING MEMBER: ALVARO GONZALEZ

VILLAS AT TRENTON SUBDIVISION

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VILLAS AT TRENTON SUBDIVISION KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED..

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

_____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____

MAYOR, CITY OF McALLEN — DATE:

STATE OF TEXAS
COUNTY OF HIDALGO
PLANNING & ZONING COMMISSION CHAIR CERTIFICATE

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____

CHAIRMAN, PLANNING & ZONING COMMISSION — DATE:

CERTIFICATE OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

_____ _____

RAUL E. SESIN, P.E., C.F.M. — DATE

GENERAL MANAGER

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT HAS BEEN APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

THE _____ DAY OF _____ 2026.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAYS OR EASEMENT. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

_____ _____

PRESIDENT — SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, MANUEL CARRIZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

DATED THIS THE _____ DAY OF _____ 2026.

_____

MANUEL CARRIZALEZ.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6388
512-380-5152
fnfcad@gmail.com

STATE OF TEXAS · REGISTERED · MANUEL CARRIZALEZ · 6388 · PROFESSIONAL · LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

I, THE UNDERSIGNED, DONALDO RODRIGUEZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE_____DAY OF_____, 2026.

_____

DONALDO RODRIGUEZ, P.E. — DATE
LICENSED PROFESSIONAL ENGINEER No. 148231
FIRM REGISTRATION No. F-24367

STATE OF TEXAS · DONALDO RODRIGUEZ · 148231 · LICENSED · PROFESSIONAL ENGINEER

GENERAL PLAT NOTES & RESTRICTIONS

1. THE PROPERTY SHOWN IS IN ZONE "C", ACCORDING TO FEMAS FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0400 C, REVISED NOVEMBER 16, 1982 AND BEING ALSO A PORTION IN ZONE "X", ACCORDING TO FEMAS FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0295 D, REVISED JUNE 6, 2000.

2. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CURB.

3. BUILDING SETBACK NOTE:
MINIMUM BUILDING SHALL BE AS FOLLOWS OR EASEMENT LINE; WHICHEVER IS GREATER.
GARAGE: 18 FEET, EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
FRONT: 20 FEET OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
REAR: 10 FEET OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
SIDE: IN ACCORDANCE WITH THE UDC, OR GREATER FOR EASEMENTS.
CORNER: 10 FEET OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.

4. BENCH MARK NOTE:
NUMBER MC48, 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WARE RD. & MILE 5 LINE RD., GEOMODE 96 TEXAS SOUTH (4205), GRID COORDINATE SYSTEM,
NORTHING: 16626507.81433
EASTING: 1066370.95561
ELEV. = 115.95

5. DRAINAGE NOTE:
IN ACCORDANCE WITH THE CITY OF McALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT No.1 REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 80,548 CF. (1.849 AC.-FT.) OF STORM WATER RUNOFF. PROPOSED RUNOFF WILL BE PARTIALLY DETAINED ON-SITE WITHIN PROPOSED DETENTION AREA COMMON LOT AS WELL AS THE PARCEL OF LAND OWNED BY THE CITY OF MCALLEN ADJACENT TO THE DETENTION AREA COMMON LOT. AS PART OF LICENSE AGREEMENT DOC#_____.

6. EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

8. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VILLAS AT TRENTON SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____ HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOME OWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS, DETENTION AREAS, PARKING, AND LANDSCAPING.

9. ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD WITH A PINK PLASTIC CAP.

10. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES HEREIN, THAT ENTITY SHALL HAVE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNERS(S) OF PROPERTIES SHALL NOT BE HELD LIABLE FOR DAMAGES AND OR REPAIRS. THE ENTITY PERFORMING THE WORK WILL INDEMNIFY THE OWNER(S) FOR THE DAMAGES AND/OR REPLACEMENT COST CAUSED BY NEEDED WORK.

11. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMITS FROM THE UNITED DISTRICT IRRIGATION DISTRICT.

12. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT, ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

13. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT, ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

14. A 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG N. WARE ROAD (FM220), AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG AUBURN AVE, N. 33RD STREET, AND BOTH SIDES OF INTERIOR STREETS.

15. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERICAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

16. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG N. WARE ROAD, AUBURN AVE., N. 33RD STREET.

17. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. WARE ROAD, AUBURN AVE., N. 33RD STREET.

18. NO INDIVIDUAL ACCESS TO WARE ROAD PERMITTED FOR LOTS 1-3.

19. NO INDIVIDUAL ACCESS TO 33RD ST. PERMITTED FOR LOTS 29-34.

20. NO INDIVIDUAL ACCESS TO TRENTON ROAD (AUBURN AVE.) PERMITTED FOR LOTS 42-53.

21. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND THE CITY OF McALLEN.

THE COUNTY OF HIDALGO · TEXAS

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

METES AND BOUNDS:

BEING 10.754 ACRES OUT OF LOT 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67-69, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO 3400 N AUBURN AVE, LLC, DATED JULY 21, 2023, RECORDED IN DOCUMENT NO. 3468040, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS. SAID 10.754 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT, THE SOUTHEAST CORNER OF THE SAID LOT 52;

THENCE, N81°27'13"W, ALONG THE SOUTH LINE OF THE SAID LOT 52, A DISTANCE OF 30.00 FEET A 1/2 INCH IRON ROD WITH PINK CAP SET, A POINT ON THE SOUTH LINE OF THE SAID LOT 52, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N81°27'13"W, ALONG THE SOUTH LINE OF THE SAID LOT 52, A DISTANCE OF 224.25 FEET TO 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND, A POINT ON THE SOUTH LINE OF THE SAID LOT 52, SAME BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. AUBURN AVENUE, FOR AN EXTERIOR CORNER OF THE HEREIN DESCIBED TRACT AND THE BEGINNING OF A CURVE;

THENCE, ACROSS THE SAID LOT 52, WITH A CURVE TO THE LEFT THROUGH AN ANGLE OF 20°49'02", HAVING A RADIUS OF 920.00 FEET, AN ARC LENGTH OF 334.26 FEET, A CHORD BEARING OF N71°03'19"W, A DISTANCE OF 332.43 FEET TO 1/2 INCH IRON ROD FOUND, A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. AUBURN AVE, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°27'13"W, ACROSS THE SAID LOT 52, SAME BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF W. AUBURN AVE, A DISTANCE OF 378.68 FEET TO 1/2 INCH IRON ROD FOUND, A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. AUBURN AVE, SAME BEING THE SOUTHEAST CORNER OF LOT 1, EL TIGRE FOOD STORE NO. 15, RECORDED IN VOLUME 40, PAGE 103, MAP RECORDS HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°32'47"E, ACROSS THE SAID LOT 52, SAME BEING ALONG THE EAST LINE OF THE SAID LOT 1, A DISTANCE OF 280.35 FEET TO 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND, THE NORTHEAST CORNER OF THE SAID LOT 1, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°27'13"W, ACROSS THE SAID LOT 52, SAME BEING ALONG THE NORTH LINE OF THE SAID LOT 1, A DISTANCE OF 284.79 FEET TO AN ALUMINUM DISK FOUND

THE NORTHWEST CORNER OF THE SAID LOT 1, SAME BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF N. WARE ROAD, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°32'47"E, ACROSS THE SAID LOT 52, SAME BEING ALONG THE EAST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 154.65 FEET A 1/2 INCH IRON ROD WITH PINK CAP SET, A POINT ON THE EAST RIGHT-OF-WAY LINE OF N. WARE ROAD, SAME BEING A POINT ON THE SOUTH LINE OF WARE RIDGE SUBDIVISION, RECORDED IN VOLUME 50, PAGE 199, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°27'13"E, ACROSS THE SAID LOT 52, SAME BEING ALONG THE SOUTH LINE OF THE SAID WARE RIDGE SUBDIVISION, A DISTANCE OF 1214.69 FEET TO 1/2 INCH IRON ROD FOUND, A POINT ON THE SOUTH LINE OF THE SAID WARE RIDGE SUBDIVISION, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S08°32'47"W, ACROSS THE SAID LOT 52, SAME BEING ALONG THE WEST RIGHT-OF-WAY LINE OF N. 33RD STREET, A DISTANCE OF 495.01 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.754 ACRE OF LAND, MORE OR LESS.

REG | RODRIGUEZ ENGINEERING GROUP PLLC

TBPELS FIRM REGISTRATION F-24367

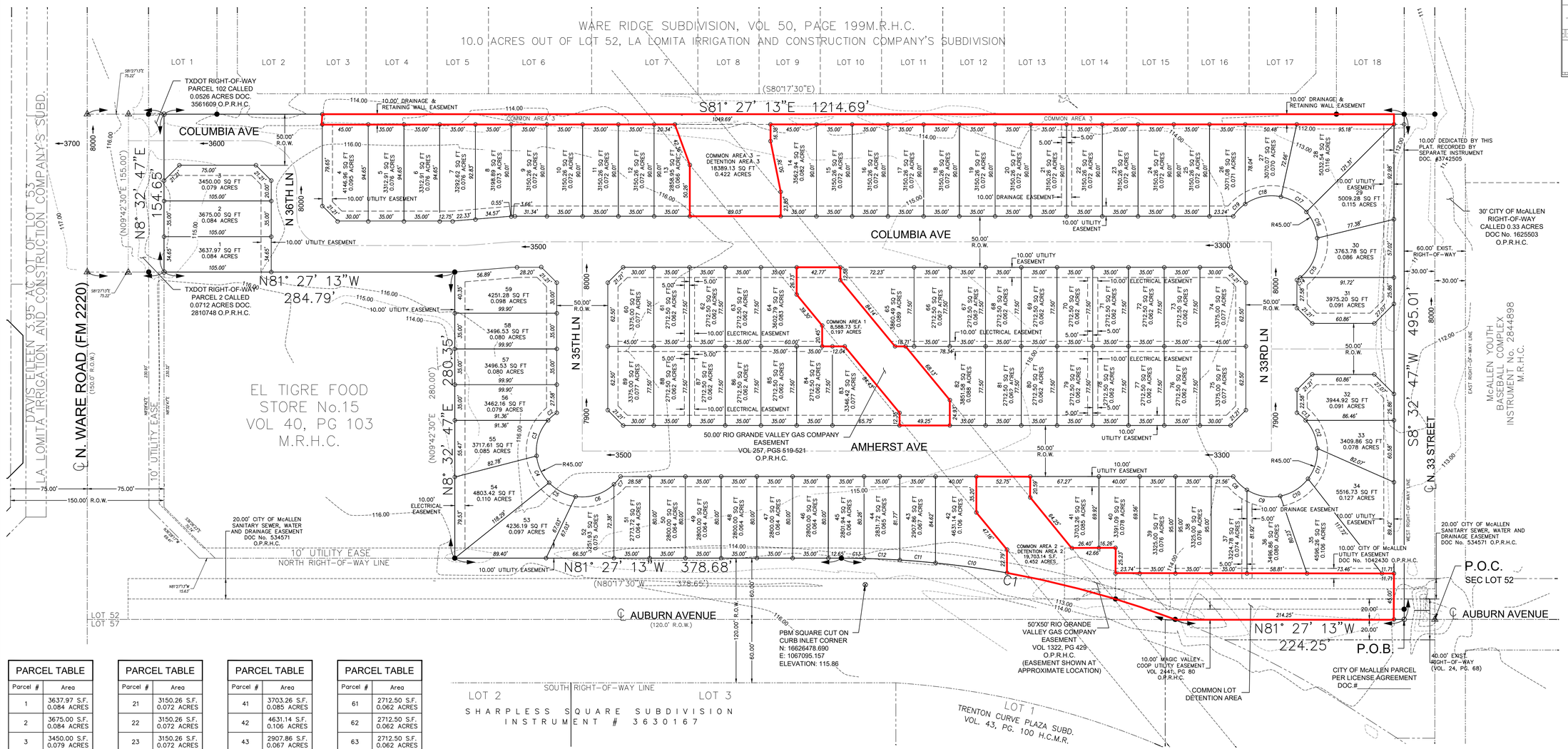
4900 W. EXPRESSWAY 83 SUITE 137
McALLEN TX 78501
(956) 400-9279

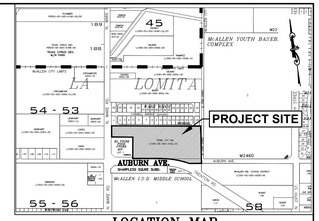
	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALVARO GONZALEZ	201 W. HOBBS DRIVE	EDINBURG, TX. 78539	(956) 605-3951
ENGINEER:	DONALDO RODRIGUEZ, P.E.	4900 W. EXPRESSWAY 83 SUITE 137	MCALLEN, TEXAS 78501	(956) 400-9279
SURVEYOR:	MANUEL CARRIZALEZ, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TEXAS 78542	(512) 470-1489

REVISION DATE: 08/18/26
PREPARATION DATE: 05/04/26

VILLAS AT TRENTON SUBDIVISION

BEING 10.754 ACRES OUT OF LOT 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67-69, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO 3400 N AUBURN AVE, LLC, DATED JULY 21, 2023, RECORDED IN DOCUMENT No. 3468040, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS





LOCATION MAP
SCALE: 1" = 1000'

SCALE: 1" = 50'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH
(4205) (NAD 83)

LEGEND	
●	1/2" IRON ROD FOUND "IRF" "CIRF"
○	1/2" IRON ROD SET W/PINK CAP "IRS"
⊗	COTTON PICKER SPINDLE FOUND "CPS"
⊘	MAG NAIL SET "MNS"
(S0°00'00"W 0.0')	– RECORD BEARING & DISTANCE
O.P.R.H.C.	– OFFICIAL PUBLIC RECORDS HIDALGO COUNTY
M.R.H.C.	– MAP RECORDS HIDALGO COUNTY
R.O.W.	– RIGHT-OF-WAY
P.O.B.	– POINT-OF-BEGINNING
P.O.C.	– POINT-OF-COMMENCING

PROJECT BENCH MARK INFORMATION:

HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLANE SOUTH ZONE (4205),
NAD 83, NAVD 88 US SURVEY FEET
NORTHING: 16626478.690'
EASTING: 1067095.157'
ELEV. = 115.86'
SQUARE CUT IN CONCRETE INLET ALONG AUBURN AVENUE.

PARCEL TABLE	
Parcel #	Area
1	3637.97 S.F. 0.084 ACRES
2	3675.00 S.F. 0.084 ACRES
3	3450.00 S.F. 0.079 ACRES
4	4146.96 S.F. 0.095 ACRES
5	3312.91 S.F. 0.076 ACRES
6	3312.91 S.F. 0.076 ACRES
7	3292.62 S.F. 0.076 ACRES
8	3198.89 S.F. 0.073 ACRES
9	3150.26 S.F. 0.072 ACRES
10	3150.26 S.F. 0.072 ACRES
11	3150.26 S.F. 0.072 ACRES
12	3150.26 S.F. 0.072 ACRES
13	2858.95 S.F. 0.066 ACRES
14	3562.94 S.F. 0.082 ACRES
15	3150.26 S.F. 0.072 ACRES
16	3150.26 S.F. 0.072 ACRES
17	3150.26 S.F. 0.072 ACRES
18	3150.26 S.F. 0.072 ACRES
19	3150.26 S.F. 0.072 ACRES
20	3150.26 S.F. 0.072 ACRES

PARCEL TABLE	
Parcel #	Area
21	3150.26 S.F. 0.072 ACRES
22	3150.26 S.F. 0.072 ACRES
23	3150.26 S.F. 0.072 ACRES
24	3150.26 S.F. 0.072 ACRES
25	3150.26 S.F. 0.072 ACRES
26	3071.08 S.F. 0.071 ACRES
27	3070.07 S.F. 0.070 ACRES
28	5032.54 S.F. 0.116 ACRES
29	5009.28 S.F. 0.115 ACRES
30	3763.78 S.F. 0.086 ACRES
31	3975.20 S.F. 0.091 ACRES
32	3944.92 S.F. 0.091 ACRES
33	3409.86 S.F. 0.078 ACRES
34	5516.73 S.F. 0.127 ACRES
35	4596.26 S.F. 0.106 ACRES
36	3496.86 S.F. 0.080 ACRES
37	3224.78 S.F. 0.074 ACRES
38	3325.00 S.F. 0.076 ACRES
39	3325.00 S.F. 0.076 ACRES
40	3391.09 S.F. 0.078 ACRES

PARCEL TABLE	
Parcel #	Area
41	3703.26 S.F. 0.085 ACRES
42	4631.14 S.F. 0.106 ACRES
43	2907.86 S.F. 0.067 ACRES
44	2831.72 S.F. 0.065 ACRES
45	2801.94 S.F. 0.064 ACRES
46	2800.00 S.F. 0.064 ACRES
47	2800.00 S.F. 0.064 ACRES
48	2800.00 S.F. 0.064 ACRES
49	2800.00 S.F. 0.064 ACRES
50	2800.00 S.F. 0.064 ACRES
51	2773.72 S.F. 0.064 ACRES
52	3251.93 S.F. 0.075 ACRES
53	4236.19 S.F. 0.097 ACRES
54	4803.42 S.F. 0.110 ACRES
55	3717.61 S.F. 0.085 ACRES
56	3462.16 S.F. 0.079 ACRES
57	3496.53 S.F. 0.080 ACRES
58	3496.53 S.F. 0.080 ACRES
59	4251.28 S.F. 0.098 ACRES
60	3375.00 S.F. 0.077 ACRES

PARCEL TABLE	
Parcel #	Area
61	2712.50 S.F. 0.062 ACRES
62	2712.50 S.F. 0.062 ACRES
63	2712.50 S.F. 0.062 ACRES
64	3602.79 S.F. 0.083 ACRES
65	3860.49 S.F. 0.089 ACRES
66	2712.50 S.F. 0.062 ACRES
67	2712.50 S.F. 0.062 ACRES
68	2712.50 S.F. 0.062 ACRES
69	2712.50 S.F. 0.062 ACRES
70	2712.50 S.F. 0.062 ACRES
71	2712.50 S.F. 0.062 ACRES
72	2712.50 S.F. 0.062 ACRES
73	2712.50 S.F. 0.062 ACRES
74	3375.00 S.F. 0.077 ACRES
75	3375.00 S.F. 0.077 ACRES
76	2712.50 S.F. 0.062 ACRES
77	2712.50 S.F. 0.062 ACRES
78	2712.50 S.F. 0.062 ACRES
79	2712.50 S.F. 0.062 ACRES
80	2712.50 S.F. 0.062 ACRES

PARCEL TABLE	
Parcel #	Area
81	2712.50 S.F. 0.062 ACRES
82	3851.58 S.F. 0.088 ACRES
83	3346.42 S.F. 0.077 ACRES
84	2712.50 S.F. 0.062 ACRES
85	2712.50 S.F. 0.062 ACRES
86	2712.50 S.F. 0.062 ACRES
87	2712.50 S.F. 0.062 ACRES
88	2712.50 S.F. 0.062 ACRES
89	3375.00 S.F. 0.077 ACRES
COMMON AREA 1	8588.73 S.F. 0.197 ACRES
COMMON AREA 2 DETENTION AREA 2	19703.14 S.F. 0.452 ACRES
COMMON AREA 3 DETENTION AREA 3	18389.13 S.F. 0.422 ACRES

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	334.26	920.00	20.82	N71° 03' 19"W	332.43
C2	11.34	45.00	14.44	N57° 34' 37"E	11.31
C3	37.65	45.00	47.93	N26° 23' 23"E	36.56
C4	29.47	45.00	37.52	N16° 20' 13"W	28.94
C5	29.76	45.00	37.89	N54° 02' 27"W	29.22
C6	40.85	45.00	52.01	S81° 00' 35"W	39.46
C7	9.98	45.00	12.71	N48° 38' 59"E	9.96
C8	18.89	45.00	24.05	S37° 13' 36"E	18.75
C9	34.02	45.00	43.32	N70° 54' 32"W	33.22
C10	32.73	45.00	41.67	S66° 35' 52"W	32.01
C11	31.80	45.00	40.49	S25° 31' 11"W	31.14
C12	30.27	45.00	38.54	S13° 59' 36"E	29.70
C13	11.34	45.00	14.44	N40° 29' 03"W	11.31
C14	4.08	45.00	5.19	S62° 12' 02"W	4.08
C15	43.67	45.00	55.60	N31° 48' 11"E	41.98
C16	28.23	45.00	35.95	S13° 58' 22"E	27.77
C17	29.44	45.00	37.49	S50° 41' 30"E	28.92
C18	36.74	45.00	46.78	N87° 10' 20"E	35.73
C19	16.87	45.00	21.48	S53° 02' 16"W	16.78

RODRIGUEZ ENGINEERING GROUP PLLC

TBPELS FIRM REGISTRATION F-24367

4900 W. EXPRESSWAY 83 SUITE 137
McALLEN, TX. 78501
(956) 400-9279

2-OF-2

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALVARO GONZALEZ	201 W. HOBBS DRIVE	EDINBURG, TX. 78539	(956) 605-3951
ENGINEER:	DONALDO RODRIGUEZ, P.E.	4900 W. EXPRESSWAY 83 SUITE 137	McALLEN, TEXAS 78501	(956) 400-9279
SURVEYOR:	MANUEL CARRIZALEZ, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TEXAS 78542	(512) 470-1489

REVISION DATE: 08/18/26
PREPARATION DATE: 05/04/26

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/28/2026

SUBDIVISION NAME: VILLAS AT TRENTON

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Ware Road (F.M. 2220): Dedication as needed for 75 ft. from centerline for 150 ft. total R.O.W. Paving: By the State Curb & gutter: By the State - Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents for staff review. - On the Survey provided, there is a mention of a Tx-DOT R.O.W. parcel acquired, provide copies of these documents and show on the plat prior to final. - Please label "10' U.E" or "10' Utility easements" on plat, not "10' Utility Ease". ***Subdivision Ordinance: Section 134-105 ****Monies must be escrowed if improvements are required prior to recording. *****COM Thoroughfare Plan	Required
Interior Street: Dedication required 60 ft total ROW Paving: 40ft Curb & gutter: Both Sides - Proposing a 50 ft ROW with a 10 ft utility easement on both sides - Street names "Street A, B, C, etc." need to be added on plat, prior to recording. - *Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final ***COM Thoroughfare Plan	Required
North 33rd Street: 30 ft. of dedication for 60 ft. Total ROW. Engineering is reviewing the additional ROW needed to 33rd Street for City Project. Paving: 40 ft. Curb & gutter: Both sides Revisions needed: - Label documents numbers regarding how existing ROW was dedicated. - Add document number on what the City Acquired, prior rot recording	Required
Auburn Avenue: 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both sides - Include all applicable document numbers for R.O.W., utility easements, etc. on the plat, and provide copies of these documents for staff review	Required
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	Applied
200 ft.~ Block Length for R-2 Zone Districts* - Block lengths in the R-2 districts shall be between two hundred (200) and eight hundred (800) feet OR twelve (12) lots, whichever is less. ***Unified Development Code Section 5.3.6.C.3.a 134-118	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* 300 ft. Maximum Cul-de-Sac ft. of R.O.W. back of curb around Cul-de-Sac required. ***Unified Development Code Section 5.3.9.H.4 4-105	Compliance
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and Townhome Developments. **Subdivision Ordinance: Section 134-106	Compliance
SETBACKS	
Front: 20 ft. or greater for easements, whichever is greater applies. **Unified Development Code Section 2.2.3.D.4	Compliance
Rear: 10 ft. or greater for easements. ***Zoning Ordinance: Section 138-356	Compliance
* Sides: In accordance with the UDC, or greater for easements. -Revise plat not as stated above, prior to final. (Proposing) - Lot 1 shall be 5 feet on the south side -Lot 2 & 3 shall be 0 feet on the south side -lot 2 shall be 0 feet on the north side lot 4 shall be 5 feet on the east side lot 5-12, 15-30, 33-40, 43-58, 61-63, 66-73, 76-81, & 84-88 shall be 5 feet on each side lot 13 shall be 5 feet on west side and 0 feet on east side * Sides: In accordance with the UDC, or greater for easements. -Revise plat not as stated above, prior to final. (Proposing) - Lot 1 shall be 5 feet on the south side -Lot 2 & 3 shall be 0 feet on the south side -lot 2 shall be 0 feet on the north side lot 4 shall be 5 feet on the east side lot 5-12, 15-30, 33-40, 43-58, 61-63, 66-73, 76-81, & 84-88 shall be 5 feet on each side lot 13 shall be 5 feet on west side and 0 feet on east side lot 14 shall be 0 feet on west side and 5 feet on east side lot 31 shall be 5 feet on north side lot 32 shall be 5 feet on south side lot 41 shall be 5 feet on the east side and 0 feet on the west side lot 42 shall be 0 feet on the east side and 5 feet on the west side lot 59 shall be 5 feet on the south side lot 60 shall be 5 feet on the east side lot 64 shall be 5 feet on the west side and 0 feet on the eastside lot 65 shall be 0 feet on the west side and 5 feet on the east side lot 74 and 75 shall be 5 feet on west side lot 82 shall be 0 feet on the west side and 5 feet on the east side lot 83 shall be 5 feet on the west side and 0 feet on east side lot 89 shall be 5 feet on the east side ***Zoning Ordinance: Section 138-356	Compliance
** Corner: 10 ft. or greater for easements, whichever is greater. ***Zoning Ordinance: Section 138-356	Compliance
* Garage :18 ft. except where a greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

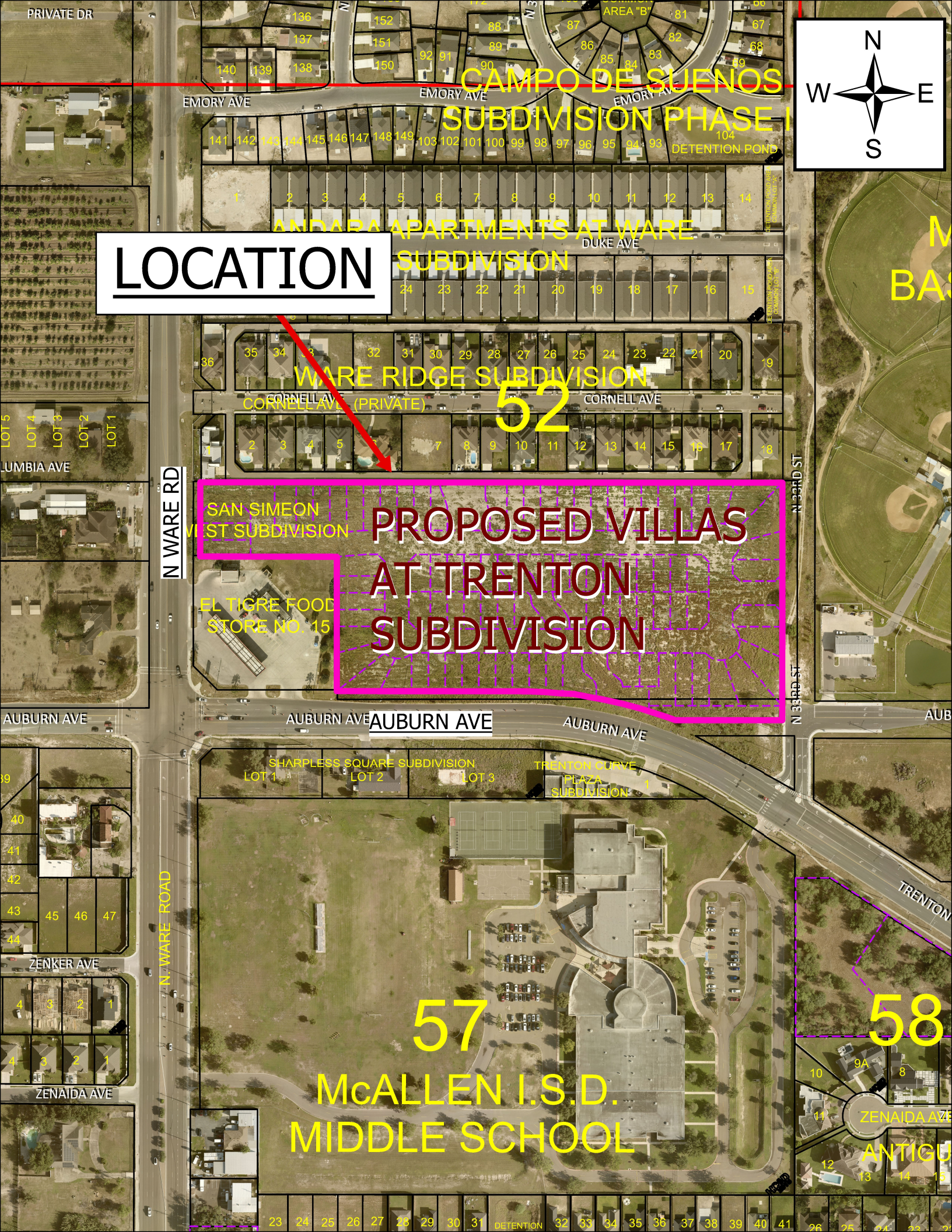
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SIDEWALKS	
* 4 ft. wide minimum sidewalk required along N. Ware Road, Auburn Ave, N.33rd Street, and both sides of interior streets. **Sidewalk requirements may increase to 5 ft. prior to recording as per Engineering Department. ***Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Ware Rd., Auburn Ave., & N.33rd Street.. **Landscaping Ordinance: Section 110-46	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Masonry wall will be required along the recorded El Tigre Food Store No. 15. **Landscaping Ordinance: Section 110-46	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along N. Ware Road, Auburn Ave. and N.33rd Street. **Must comply with City Access Management Policy	Compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
*Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as stated above, prior to recording.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area -Minimum Lot width is 20 ft. and minimum lot area is 2,250 sqft. **Zoning Ordinance: Section 138-356	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ZONING/CUP	
Existing : R-2 (Medium-Density Residential District) Proposed: R-2 (Medium-Density Residential District) - Rezoning application (REZ2025-0082) was approved at the Planning & Zoning Commission meeting of 07/22/25, whereby the property went from C-3/R-3A (Old Code) to the new R-2(Medium-Density Residential District) ***Zoning Ordinance: Article V	Applied
Rezoning Needed Before Final Approval - Rezoning application (REZ2025-0082) was approved at the Planning & Zoning Commission meeting of 07/22/25, whereby the property went from C-3/R-3A (Old Code) to the new R-2(Medium-Density Residential District) ***Zoning Ordinance: Article V	Applied
PARKS	
Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	Required
* Pending review by the Parkland Dedication Advisory Board and CC. * Park Fee of $700 per lot/dwelling unit to be paid prior to recording,	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	Applied
COMMENTS	
Comments: -Please show a breakdown of ROW on the southeast corner of the property, above the license agreement. - Common lot detention area is labeled incorrectly. Please revise accordingly. -If subdivision is Public or private but not gated, please come by office to revise application. - On the Location map, needs to add a frame on the N-arrow, add a Solid hatch on the Subdivision Project Site. - Missing plats note about Common Area. - Needs to provide staff with copy of all R.O.W./ easement documents being shown on the plat prior to recording. - Needs to add parcel information for properties located to the North and West of N. Ware Rd. - Verify and review the bearings and distances / Metes and bounds. - Verify that the curve tables match the lot widths shown on the plat, it is currently missing the CURVE DATA POINTS (o) *Disclaimer: Any abandonments must be done by a separate instrument, cannot be done by plat, must be finalized prior to final. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO CONDITIONED NOTED AND APPROVAL OF THE CHANGE OF LAYOUT.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review


LOCATION
PROPOSED VILLAS AT TRENTON SUBDIVISION
CAMPO DE SUENOS SUBDIVISION PHASE I
ANDARA APARTMENTS AT WARE SUBDIVISION
WARE RIDGE SUBDIVISION
52
57
58
McALLEN I.S.D. MIDDLE SCHOOL
SAN SIMEON WEST SUBDIVISION
EL TIGRE FOOD STORE NO. 15
SHARPLESS SQUARE SUBDIVISION
TRENTON CURVE PLAZA SUBDIVISION
N WARE RD
N. WARE ROAD
N 33RD ST
AUBURN AVE
EMORY AVE
DUKE AVE
CORNELL AVE
CORNELL AVE (PRIVATE)
ZENKER AVE
ZENAIDA AVE
PRIVATE DR
DETENTION
N
S
E
W

CITY OF McALLEN

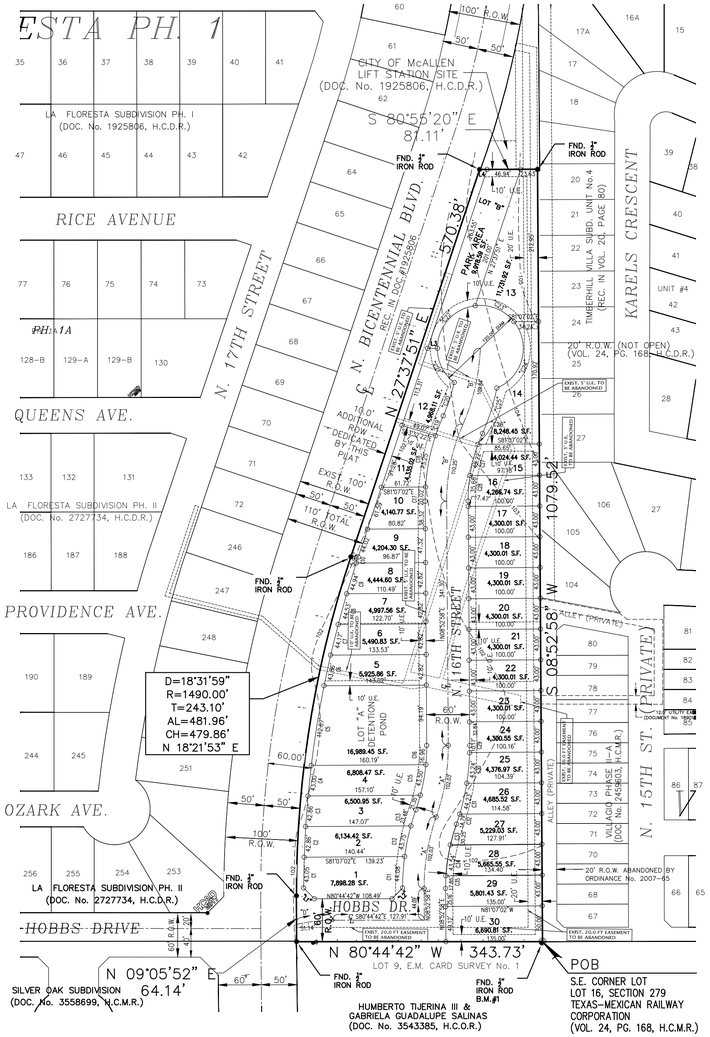
Planning & Zoning Commission Meeting

Subdivision Name	*Villa Floresta*
Owner Name	*Gauchos Investments, LLC*
Engineering Firm	*Izaguirre Engineering Group, LLC*
Existing Zoning	*R3-T Multifamily Residential Townhouse*
Proposed Zoning	*R-3T Multifamily Residential Townhouse*
Number of Lots	*30*

City of McAllen Planning Department

SUBDIVISION PLAT OF
VILLA FLORESTA SUBDIVISION

A TRACT OF LAND CONTAINING 6.10 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 16, SECTION 279, TEXAS–MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 24, PAGES 168–171, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 6.10 ACRES OF LAND BEING A PART OR POTION OUT OF A TRACT OF LAND DEEDED TO PECHERO FAMILY PARTNERSHIP, RECORDED IN DOCUMENT NO. 785588, DEED RECORDS, HIDALGO COUNTY, TEXAS.

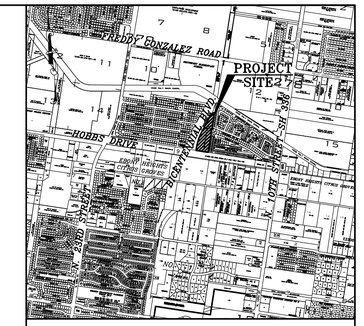


SCALE: 1"=100'

LEGEND:
- ● IRON ROD FOUND
- ○ IRON ROD SET WITH PLASTIC CAP STAMPED 2791
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- U.E. = UTILITY EASEMENT

LINE DATA TABLE

LINE #	BEARING	DISTANCE
L1	N 35°45'33" W	21.21'
L2	S 54°04'21" W	21.15'
L3	S 81°07'02" E	13.73'
L4	N 80°55'20" W	10.55'



LOCATION MAP SCALE 1"=2000

GENERAL NOTES

1. – FLOOD ZONE DESIGNATION:
   ZONE "C" AREAS OF MINIMAL FLOODING. (NO SHADING)
   COMMUNITY–PANEL NUMBER 480343 0005 C. MAP REVISED: NOVEMBER 2, 1982.
2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE EIGHTEEN (18) INCHES ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT.
3. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT: ..... 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   REAR: ..... 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   SIDES: ..... IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
   CORNER: ..... 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   GARAGE: ..... 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
   ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
   SETBACKS AREA BASED ON THE R–3T ZONING DISTRICT
4. A 4.0' WIDE MINIMUM SIDEWALK REQUIRED ON N. BICENTENNIAL BOULEVARD, AND BOTH SIDES OF ALL INTERIOR STREETS
   A 5.0' WIDE SIDEWALK REQUIRED ALONG THE EAST SIDE OF BICENTENNIAL BLVD.
5. NO BUILDING OR BUILDING STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.
6. BENCHMARK NOTE; THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   BM1= **ELEV.** ..... AT A No.4 REBAR FOUND AT THE S.E. COR OF LOT 16, SECTION 279, TEXAS–MEXICAN RAILWAY CORPORATION, AND ALSO BEING THE S.E. CORNER OF LOT 326 OF THIS SUBDIVISION.
   X = 1075387.54 Y = 16630017.73
7. A TOTAL OF **32,594 CUBIC FEET (0.748 ACRE–FEET)** OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION AND THIS DETENTION WILL BE PROVIDED WITHIN DETENTION AREA LOT "A".
8. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. BICENTENNIAL BLVD.
9. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT No.1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
10. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
11. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
12. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
13. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG NORTH BICENTENNIAL BOULEVARD.
14. 8FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONE/USES.
15. NO ACCESSES WILL BE GRANTED OFF OF BICENTENNIAL BLVD.
16. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A MINIMUM SLOPE OF 1% TO ACCOMPLISH POSITIVE DRAINAGE.
17. DETENTION POND WILL HAVE A PERIMETER FENCE.
18. SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.
19. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC, MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
20. COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.
21. UN OPENED 20' R.O.W. PER VOLUME 24, PG. 168, H.C.D.R. PARALLEL TO THE EAST BOUNDARY LINE IS ABANDONED BY DOCUMENT #_____ H.C.D.R. SUBJECT TO RETAINING A 20.0' UTILITY EASEMENT IN LIEU OF R.O.W.

METES AND BOUNDS

A TRACT OF LAND CONTAINING 6.10 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 16, SECTION 279, TEXAS–MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 24, PAGES 168–171, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 6.10 ACRES OF LAND BEING A PART OR POTION OUT OF A TRACT OF LAND DEEDED TO PECHERO FAMILY PARTNERSHIP, RECORDED IN DOCUMENT NO. 785588, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 6.10 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, ON AN IRON PIPE FOUND ON THE SOUTHEAST CORNER OF SAID LOT 16, SECTION 279, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 80° 44' 42" W, ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 343.73 FEET, TO A H" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND ON THE EAST RIGHT–OF–WAY LINE OF BICENTENNIAL BOULEVARD, FOR THE SOUTHWEST COMER OF THIS TRACT;

THENCE, N 09° 05' 52" E, ALONG THE EAST RIGHT–OF–WAY LINE OF SAID BICENTENNIAL BOULEVARD, A DISTANCE OF 64.14 FEET TO A H" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND ON A POINT OF CURVATURE, FOR A CORNER OF THIS TRACT;

THENCE, CONTINUING IN A NORTHEASTERLY DIRECTION ALONG SAID EAST RIGHT–OF–WAY LINE OF SAID BICENTENNIAL BOULEVARD AND SAID CURVE TO THE RIGHT WITH A RADIUS OF 1490.00 FEET, AN INTERIOR ANGLE 10 18° 31' 59", A TANGENT OF 243.10 FEET, AN ARC LENGTH OF 481.96 FEET AND A CHORD THAT BEARS N 18° 21' 52' E A DISTANCE OF 479.86 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, FOR A POINT OF TANGENCY, A CORNER OF THIS TRACT;

THENCE, N 27° 37' 51 " E, CONTINUING ALONG THE EAST RIGHT–OF–WAY LINE OF SAID BICENTENNIAL BOULEVARD, A DISTANCE OF 570.38 FEET TO A 1/4" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND ON THE SOUTHWEST CORNER OF A LIFT STATION SITE DEDICATED TO THE CITY OF MCALLEN, MAP REFERENCE: DOCUMENT NO. 1925806, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 80° 55' 20" E, ALONG THE SOUTH LINE OF SAID CITY OF MCALLEN TRACT, A DISTANCE OF 81.11 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND ON THE EAST LINE OF SAID LOT 16 AND THE WEST LINE OF TIMBERHILL VILLA SUBDIVISION, MAP REFERENCE: VOLUME 24, PAGE 80, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST COMER OF THIS TRACT;

THENCE, S 08° 52' 58" W, ALONG THE EAST LINE OF SAID LOT 16 AND THE WEST LINE OF SAID TIMBERHILL VILLA SUBDIVISION, AT A DISTANCE OF 409.54 FEET PASS A 1/2" IRON ROD FOUND ON THE COMMON WEST COMER OF SAID TIMBERHILL VILLA SUBDIVISION AND VILLAGIO PHASE IL–A, MAP REFERENCE: DOCUMENT NO. 2459603, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING A TOTAL DISTANCE OF 1079.52 FEET, TO THE POINT OF BEGINNING, CONTAINING 6.10 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGN, OWNER OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS VILLA FLORESTA SUBDIVISION AN ADDITION TO THE CITY OF McALLEN AND WHOSE NAME IS SUBSCRIBED HERETO DO HEREBY GRANT AN EASEMENT TO SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

OWNER: GAUCHOS INVESTMENTS, LLC. DATE
5508 N. CYNTHIA STREET
McALLEN, TX 78504
BY: CRISTINA PECHERO, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared **CRISTINA PECHERO** proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposed and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2026

DAISY BONILLA
Notary Public, State of Texas
Comm. Expires 08–02–2029
Notary ID 123944180

_____
NOTARY PUBLIC– STATE OF TEXAS

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

_____ _____
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

COUNTY COURT COUNTY OF HIDALGO, TEXAS

FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF **VILLA FLORESTA SUBDIVISION** WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR

_____ _____
HOMERO LUIS GUTIERREZ DATE
R.P.L.S. No. 2791
IZAGUIRRE ENGINEERING GROUP, LLC.
2600 SAN DIEGO ST.
MISSION, TEXAS 78574

CITY OF McALLEN
CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ***VILLA FLORESTA SUBDIVISION*** WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McALLEN.

_____ _____
MAYOR OF CITY OF McALLEN DATE

PLANNING & ZONING COMMISSION
ACKNOWLEDGMENT

THIS PLAT OF ***VILLA FLORESTA SUBDIVISION*** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

STATE OF TEXAS
REGISTERED
GILBERTO A. GRACIA
62477
PROFESSIONAL
ENGINEER

PRELIMINARY 08/03/26
GILBERTO A. GRACIA DATE
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
2121 E. GRIFFIN PARKWAY SUITE 2
MISSION, TEXAS 78574

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: CRISTINA PECHERO	5508 N. CYNTHIA STREET	McALLEN, TX 78504	
ENGINEER: GILBERTO A. GRACIA	2020 GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403–9787
SURVEYOR: HOMERO LUIS GUTIERREZ	2600 SAN DIEGO ST.	MISSION, TEXAS 78574	(956)369–0988

DATE OF PREPARATION: 08/03/26

SHEET NO. 1
OF 7 SHEETS

IZAGUIRRE
Engineering Group LLC.
2121 E GRIFFIN PKWY SUITE 2 F–10214 PHONE (956) 584–0554
MISSION TEXAS, 78574 FAX (956) 584–0049

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/2/2026

SUBDIVISION NAME: VILLA FLORESTA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Bicentennial Blvd.: Dedication as needed for 75ft. from centerline for 150 ft. Total ROW. Paving :65-105 ft. Curb & gutter Both Sides. Revisions Needed: - Show Total R.O.W. after the dedication, prior to final. - Include document numbers on plat and provide any documents as applicable for staff review regarding the existing R.O.W. for N. Bicentennial Blvd. prior to final. - Verify alignment of existing N. Bicentennial Blvd to the north and south, prior to final. -Variance Request submitted on 8.4.26 to allow 60 feet of ROW from Centerline is scheduled to be herd on the Planning & Zoning Board Meeting on 9.8.26 followed by City Commission on 9.28.26. *Disclaimer: Abandonment of easements cannot be done by plat; it must be done by a Separate Instrument/Document. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Non-compliance
*Hobbs Drive (South side of the Subdivision): proposed 60 ft. R.O.W. Public Subdivision Paving: 40 ft. Curb & gutter: Both sides Revisions required: - Clarify the offset of Hobbs Drive's centerline on the west and east side of Bicentennial Blvd. Street jogs with centerline offsets of less than 125 feet is not allowed. - Coordinate with staff for names of the interior streets prior to final. - Hobbs Drive requirements, will be finalized to accommodate access for future development for the south side property, prior to final. --Variance Request submitted on 8.4.26 to allow the proposed Hobbs Drive Street jog configuration is scheduled to be herd on the Planning & Zoning Board Meeting on 9.8.26 followed by City Commission on 9.28.26. *Disclaimer: Abandonment of easements cannot be done by plat, it must be done by a Separate Instrument/Document. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Non-compliance
N. 16th Street: Dedication as needed for 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

N/S 40 ft. R.O.W. on east side Paving: TBD Curb & gutter: TBD Revisions needed: -The east boundary line reflects a 40-foot right-of-way (not open) on the survey. Please clarify what became of the remaining 20 feet of right-of-way reflecting on the most current plat. Adjacent subdivision records for Villagio Phase II-A indicate the 20-foot right-of-way on the east side was abandoned by Ordinance No. 2007-65. Revised plat shall clarify and address the right-of-way status along the east boundary. - Submit a copy of the document referenced on the plat for 40 ft. ROW (NOT OPEN) on the east side of the subdivision for staff review to determine street requirement and finalize R.O.W. and paving prior to final approval. -ROW may not be within lots as currently shown. -Any proposed abandonment must be done via separate instrument and referenced on the plat. - The R.O.W. requirement must be finalized prior to final approval. -N/S collector street will not be required as per staff **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3T Zone Districts. -The submitted plat exceeds the maximum block length for current zone (R-3T) - If submitting a rezoning application to the New R-3 (High-Density Residential District) requirements are subject to change. -Any variances requested must be finalized prior to final and will establish additional --Variance Request submitted on 8.4.26 to allow a block length exceeding the maximum 900 feet is scheduled to be herd on the Planning & Zoning Board Meeting on 9.8.26 followed by City Commission on 9.28.26. requirements as needed prior to finalizing the plat. **Subdivision Ordinance: Section 134-118	Non-compliance
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105 - The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested and approved, paving width of the interior street would be 40 ft. -Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. --Variance Request submitted on 8.4.26 to allow a cul-de-sac length exceeding 600 feet is scheduled to be herd on the Planning & Zoning Board Meeting on 9.8.26 followed by City Commission on 9.28.26.	Non-compliance
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multifamily properties. The submitted application proposed Townhome development and currently zoned R-3T. -as per public works, Approved to proceed with Residential Trash Collection. On construction plans please ensure cul-de-sac meets City of McAllen's minimum paving requirements of at least 96 ft. face to face. Must comply with Chapter 90 of McAllen's Solid Waste Ordinance. **Subdivision Ordinance: Section 134-106	Compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

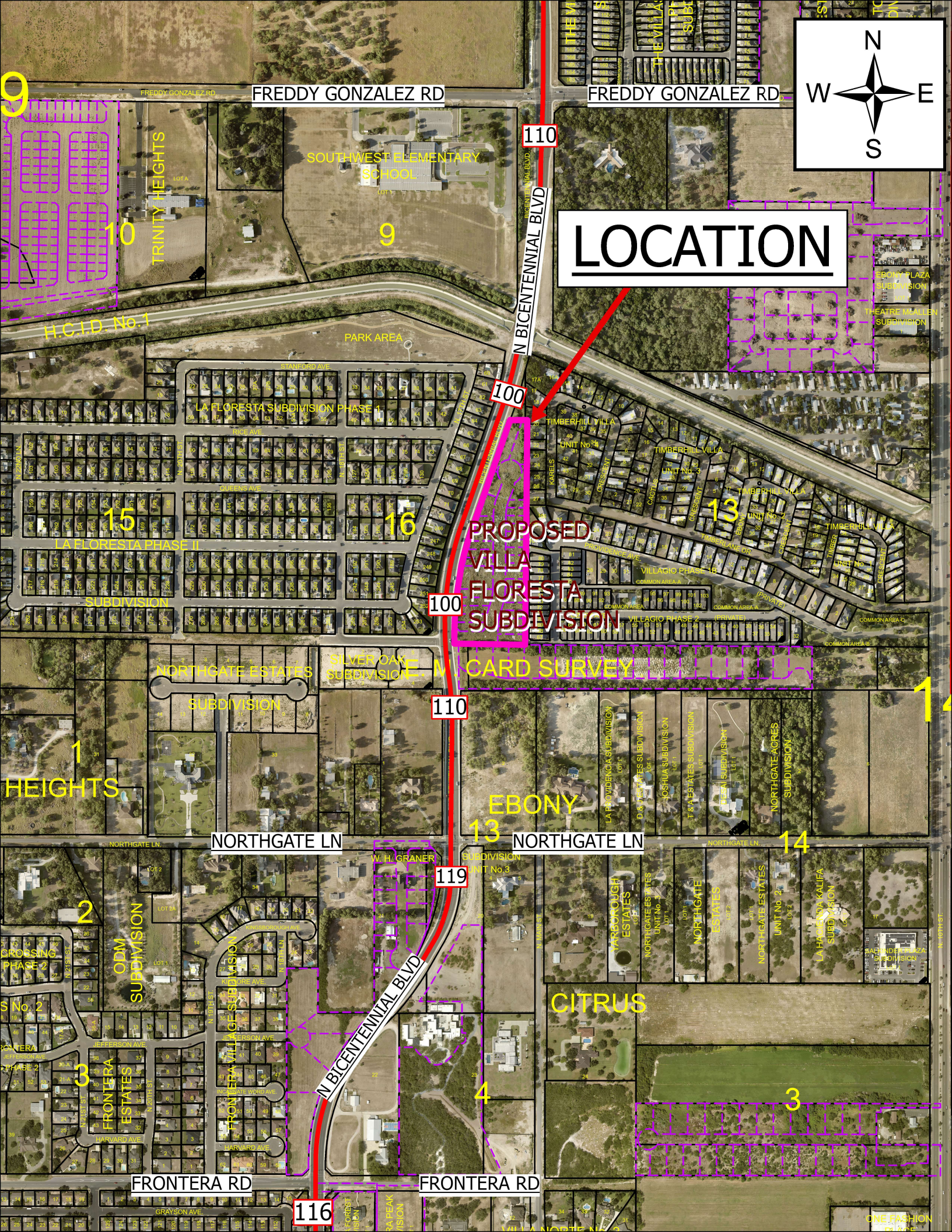
SETBACKS	
* Front: 10 ft. or greater for easement or approved site plan, whichever is greater applies. Revisions Needed: - Include plat note as shown above prior to final. **Setbacks are based on the R-3T Zoning District. **Zoning Ordinance: Section 138-356	Compliance
* Rear: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: - Include note as shown above. **Setbacks are based on the R-3T Zoning District. **Zoning Ordinance: Section 138-356	Compliance
* Sides: In accordance with the Zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: - Include plat note as shown above prior to final. **Setbacks are based on the R-3T Zoning District. **Zoning Ordinance: Section 138-356	Compliance
* Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: - Include plat note as shown above prior to final. **Setbacks are based on the R-3T Zoning District. **Zoning Ordinance: Section 138-356	Compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Bicentennial Boulevard, and both sides of all interior streets. **May increase to 5 ft. as per Engineering Department **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North Bicentennial Boulevard. Revisions Needed: - Revise plat note #10 as shown above prior to final. **Landscaping Ordinance: Section 110-46	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. Bicentennial Boulevard. **Must comply with City Access Management Policy. As per Traffic Department no accesses will be granted off of Bicentennial Blvd.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: - Add plat note as shown above prior to final.	Compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. -Remove plat note #20 as proposed use is not commercial	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. -Add plat note as shown above -Maintenance of detention pond and park area responsibilities need to be established. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - According to engineer, subdivision is to be public. If any changes plat note will be required along with copy of the CCR's for staff review. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area -After clarification of ROW on the east boundary, minimum lot width and lot area shall meet current zone (R-3T) - Any proposed abandonment must be done via separate instrument and referenced on the plat. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-3T (Townhouse Residential) Proposed: R-3 (High Density Residential District) - Application proposes Zoning to R-3, if rezoning, need to submit rezone application for rezoning to the new R-3. - Update application to reflect no change in zone prior to final ***Zoning Ordinance: Article V	Required
* Rezoning Needed Before Final Approval -Application on file reflects proposed zoning as R-3 (High-Density Residential District) -update application to reflect no current zone. *Disclaimer: If submitting a rezoning application to the new R-3 (High-Density Residential District) requirements may be subject to change. ***Zoning Ordinance: Article V	Required

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

PARKS	
* Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. - Clarify the total number of dwelling units to finalize the park fee prior to final. -with the updated number of dwelling units, park land dedication is as follows: 5 acres X 30 dwelling units X 3.18 / 1,000 = 0.477 Acres	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established. - based on the updated number of dwelling units, park fees are as follows: $700 X 30 dwelling units = $21,000 to be paid prior to recording	Required
* Pending review by City Manager's Office. Once clarified if land dedication is applicable to this development, a written request may be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. -TG Approved as per traffic	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat. -No TIA required per traffic	NA
COMMENTS	
Comments: -20' utility easement on the ease boundary to be abandoned. East boundary line reflects a 40-foot right-of-way (not open); however, clarification is needed regarding the disposition of the remaining 20 feet of right-of-way. The subdivision immediately adjacent to the east, Villagio Phase II-A, reflects that their 20-foot right-of-way dedication was abandoned by Ordinance No. 2007-65. Please clarify the right-of-way status along the east boundary and revise the plat accordingly to address any missing or abandoned right-of-way areas. -Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. -Any abandonments must be done by separate process and not by plat. *Disclaimer: Lot layout changes may trigger requirement for secondary access. *Disclaimer: Previously submitted Subdivision of La Floresta Subdivision Phase III was withdrawn by the Engineer on April 15, 2024 & October 10, 2025. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL, APPROVAL OF VARIANCE REQUESTS NO. 1, NO. 3, AND NO. 4, AND DISAPPROVAL OF VARIANCE REQUEST NO. 2 AS SUBMITTED.	Applied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FREDDY GONZALEZ RD
FREDDY GONZALEZ RD
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BICENTENNIAL BLVD
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100
100
110
119
116
SOUTHWEST ELEMENTARY SCHOOL
TRINITY HEIGHTS
H.C.I.D. No.1
PARK AREA
LA FLORESTA SUBDIVISION PHASE 1
LA FLORESTA PHASE II
SUBDIVISION
PROPOSED VILLA FLORESTA SUBDIVISION
E. M. CARD SURVEY
NORTHGATE ESTATES SUBDIVISION
SILVER OAK SUBDIVISION
TIMBERHILL VILLA
UNIT No. 1
UNIT No. 2
UNIT No. 3
VILLAGIO PHASE 1B
VILLAGIO PHASE 2
EBONY PLAZA SUBDIVISION
THEATRE MCALLEN SUBDIVISION
HEIGHTS
EBONY
CITRUS
NORTHGATE LN
NORTHGATE LN
NORTHGATE LN.
W. H. GRANER SUBDIVISION UNIT No.3
ODM SUBDIVISION
FRONTERA ESTATES
FRONTERA VILLAGE SUBDIVISION
FRONTERA RD
FRONTERA RD
TARBOROUGH ESTATES
NORTHGATE ESTATES
NORTHGATE ESTATES UNIT No. 2
NORTHGATE ACRES SUBDIVISION
LA HACIENDA KALIFA SUBDIVISION
ONE FASHION
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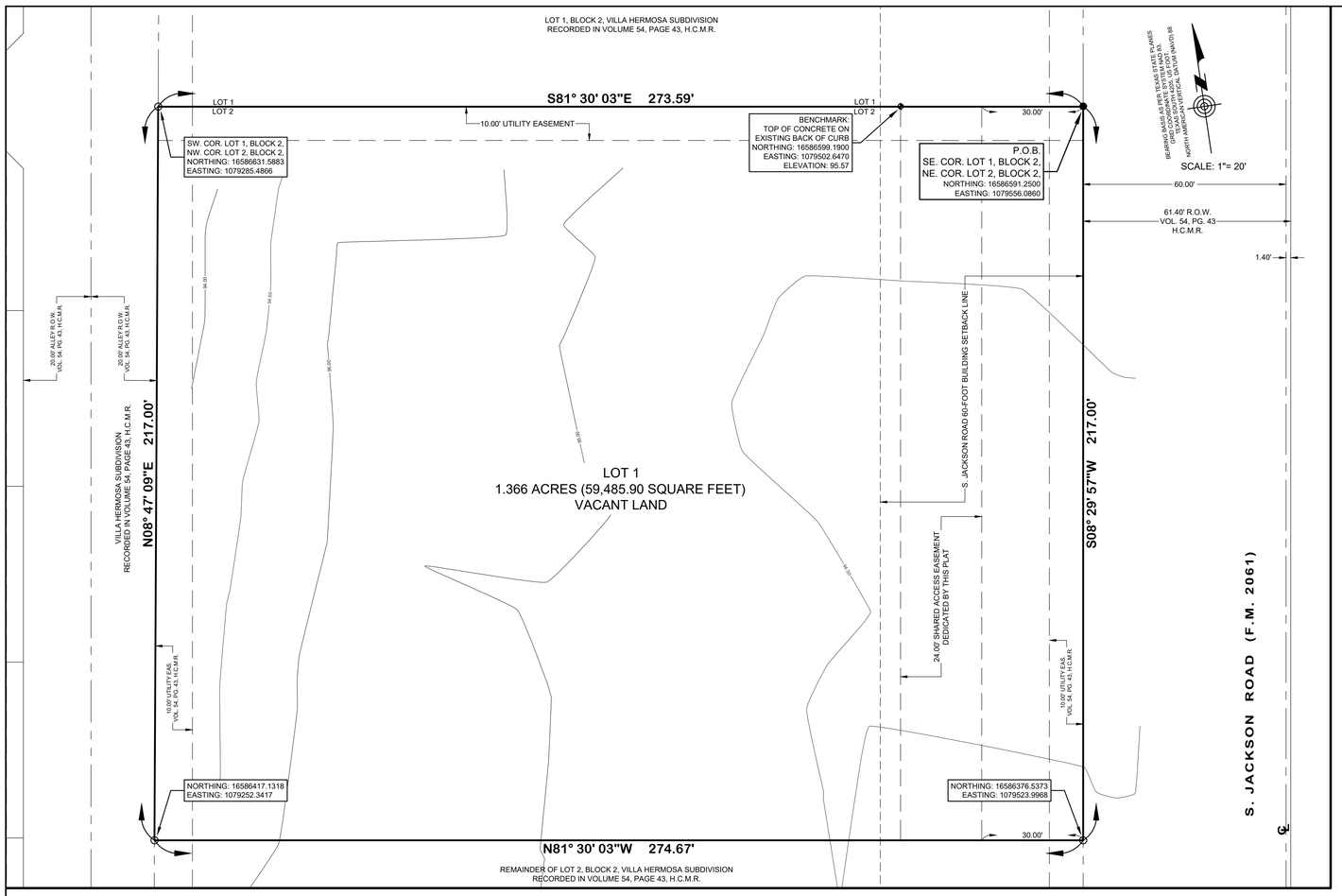
LOCATION
PARK AREA
PROPOSED VILLA FLORESTA SUBDIVISION
N BICENTENNIAL BLVD
BICENTENNIAL BLVD.
TIMBERHILL VILLA
UNIT No. 4
TIMBERHILL VILLA
UNIT No. 3
KARELS CRESCENT
CACTUS CRESCENT
PROVIDENCE AVE.
TIMBERLANE
VILLAGIO PHASE 1B
COMMON AREA-A
COMMON AREA
OZARK AVE.
VILLAGIO PHASE 2
(PRIVATE
HOBBS DR
N. 18TH ST.
SILVER OAK SUBDIVISION
F. M. CARD SURVEY
EBONY
LA PROVIDENCIA SUBDIVISION LOT 1
D & J ESTATES SUBDIVISION LOT 1
JOSHUA SUBDIVISION LOT 1
T & A ESTATES SUBDIVISION LOT 1
DESAI SUBDIVISION LOT 1
16
13

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*McDonalds McAllen 42-3865 Subdivision*
Owner Name	*South Villa Hermosa, LTD*
Engineering Firm	*AEC Engineering, LLC*
Existing Zoning	*C-3 General Business*
Proposed Zoning	*TBD*
Number of Lots	*1*

City of McAllen Planning Department



METES AND BOUNDS DESCRIPTION

A 1.366-ACRE (59,485.90 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF LOT 2, BLOCK 2, "VILLA HERMOSA SUBDIVISION", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 54, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.366-ACRE (59,485.90 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND (NORTHING: 16586591.2500, EASTING: 1079556.0860) AT THE WEST RIGHT-OF-WAY LINE OF S. JACKSON ROAD (FM 2061), FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 2, "VILLA HERMOSA SUBDIVISION", FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1) THENCE, S 08°29'57" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID S. JACKSON ROAD (FM 2061) BEING ALSO THE EAST LINE OF SAID LOT 2, BLOCK 2, "VILLA HERMOSA SUBDIVISION", A DISTANCE OF 217.00 FEET TO A #4 REBAR (NORTHING: 16586376.5373, EASTING: 1079523.9968) SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

2) THENCE, N 81°30'03" W, A DISTANCE OF 274.67 FEET TO A #4 REBAR (NORTHING: 16586417.1318, EASTING: 1079252.3417) SET AT THE EAST LINE OF A 20.00-FOOT ALLEY (RECORDED IN VOLUME 54, PAGE 43, H.C.M.R.), FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

3) THENCE, N 08°47'09" E, ALONG THE EAST LINE OF SAID 20.00-FOOT ALLEY, AND THE WEST LINE OF SAID LOT 2, BLOCK 2, "VILLA HERMOSA SUBDIVISION", A DISTANCE OF 217.00 FEET TO A #4 REBAR (NORTHING: 16586631.5883, EASTING: 1079285.4866) SET FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2, BEING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 2, "VILLA HERMOSA SUBDIVISION", FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

4) THENCE, S 81°30'03" E, ALONG THE COMMON LINE OF SAID LOTS 1 AND 2, BLOCK 2, "VILLA HERMOSA SUBDIVISION", A DISTANCE OF 273.59 FEET TO THE POINT OF BEGINNING, CONTAINING 1.366 ACRES (59,485.90 SQUARE FEET) OF LAND, MORE OR LESS.

GENERAL NOTES

1. THIS TRACT OF LAND LIES IN ZONE "B", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM. MAP DATED: NOVEMBER 16, 1982. COMMUNITY-PANEL No. 480334 0425 C. ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT, OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING).
2. THE MINIMUM FINISH FLOOR ELEVATION FOR ANY PROPOSED BUILDING SHALL BE SET AT 18" ABOVE THE TOP OF CURB ELEVATION MEASURED FROM THE CENTER OF THE LOT.
5. SETBACKS:

   FRONT (S. JACKSON ROAD, A.K.A. FM 2061): 60 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
   REAR: AS PER CITY OF McALLEN ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
   SIDE: AS PER CITY OF McALLEN ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
6. AS STATED ON THE SUBDIVISION PLAT OF VILLA HERMOSA SUBDIVISION, THE REQUIRED STORMWATER DETENTION FOR LOT 2, BLOCK 2, IS 0.58 AC-FT, WHICH EQUALS TO 25,265 CUBIC FEET OF STORMWATER. AFTER PRORATING THE STORMWATER DETENTION REQUIRED, THIS DEVELOPMENT REQUIRES TO DETAIN 10,740 CUBIC FEET (0.25 ACRE-FEET) OF STORM WATER RUNOFF. DETENTION SHALL REQUIRE DRAINAGE APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
7. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.
8. BENCHMARK:
   TOP OF CONCRETE ON EXISTING BACK OF CURB
   (AS INDICATED ON THIS PLAT)
   NORTHING: 16586599.1900
   EASTING: 1079502.6470
   ELEVATION OF 95.57
9. A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ALONG THE FRONTAGE OF THIS LOT WITH S. JACKSON ROAD (FM 2061).
10. THE CITY OF McALLEN SHALL REVIEW AND APPROVE THE SITE PLAN, WHICH WILL INCLUDE EMPHASIS TO, BUT NOT BE LIMITED TO ACCESSIBILITY TO S. JACKSON ROAD (FM 2061), CROSS-ACCESS EASEMENT TO ADJOIN OTHER DEVELOPMENTS, FENCE BUFFERING, ADDITIONAL FIRE HYDRANTS AND PAVED FIRE LANES.
11. NO BUILDING ALLOWED OVER ANY EASEMENT.
12. LOT 1 OF THIS SUBDIVISION SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS.
13. ANY PROPOSED DRIVEWAY/ENTRANCE CONSTRUCTION WITHIN OR ALONG TxDOT RIGHT-OF-WAYS SHALL CONFORM TO THE "TxDOT ACCESS MANAGEMENT MANUAL". DRIVEWAY/ENTRANCE PERMIT SHALL BE REQUIRED AND SHOULD BE APPROVED IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14. ANY PROPOSED UTILITY CONSTRUCTION WITHIN OR ALONG TxDOT RIGHTS-OF-WAY SHALL REQUIRE TxDOT ELECTRONIC RULIS (RIGHT-OF-WAY UTILITY and LEASING INFORMATION SYSTEM) REQUEST. FINAL TxDOT APPROVAL IN WRITING SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCITON.
15. No. 4 REBAR SET ON ALL LOT CORNERS IN THIS SUBDIVISION.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "McDONALD'S 42-3865 McALLEN SUBDIVISION" AND ADDITION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO SAID CITY, AND TO THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE PORTION OF S. JACKSON ROAD (FM 2061), AND THE 20-FOOT COMMERCIAL ALLEY FOR USE AS STREET/ALLEY RIGHT-OF-WAY DEDICATED TO THE CITY OF McALLEN, TEXAS.

_____ _____
SOUTH VILLA HERMOSA, LTD. NAME
A TEXAS LIMITED PARTNERSHIP
P.O. BOX 2673
McALLEN, TEXAS 78502
HIDALGO COUNTY

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29 DAY OF JANUARY, 2026 .

_____
NAME
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: XX-XX-20XX

_____
DATE

CITY OF McALLEN, TEXAS
COUNTY OF HIDALGO

THIS SUBDIVISION PLAT OF McDONALD'S 42-3865 McALLEN SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED ON THIS _____ DAY OF _____ , 20 _____.

_____
CHAIRMAN

CITY OF McALLEN, TEXAS
COUNTY OF HIDALGO

CERTIFICATE OF APPROVAL

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF McDONALD'S 42-3865 McALLEN SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
MAYOR CITY OF McALLEN, TEXAS DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____ _____
REGISTERED PROFESSIONAL LAND SURVEYOR DATE
JOSE MARIO GONZALEZ R.P.L.S.
TEL: (956) 262-0222
NO. 5571 STATE OF TEXAS

STATE OF TEXAS
REGISTERED
JOSE MARIO GONZALEZ
5571
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

_____ _____
LICENSED PROFESSIONAL ENGINEER DATE
CARLOS GARZA, P.E. - AEC ENGINEERING, L.L.C.
6111 S. 10TH AVENUE
EDINBURG, TEXAS 78539
TEL: 956-380-6558
FIRM No. 92602 STATE OF TEXAS

STATE OF TEXAS
CARLOS GARZA
92602
LICENSED
PROFESSIONAL ENGINEER

MAP LEGEND

- ● FOUND No. 4 REBAR
- ○ SET No. 4 REBAR

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODES 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND IT'S ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.

_____ _____
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO
HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE

____ DAY OF _____, 20 _____ .

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS-OF-WAY OR EASEMENTS.

_____ _____
PRESIDENT ATTEST: SECRETARY

THE COUNTY OF HIDALGO TEXAS

FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO JR.
HIDALGO COUNTY CLERK

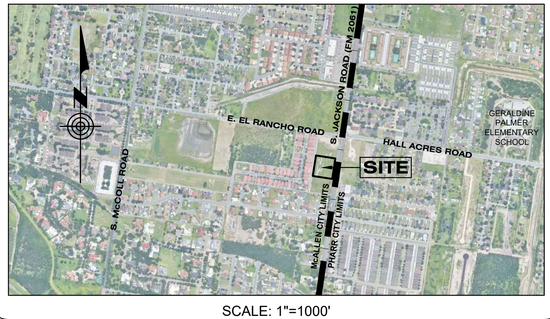
ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER_____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

VICINITY MAP



SCALE: 1"=1000'

AEC ENGINEERING, LLC.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE, EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aecengineering.net

McDONALD'S 42-3865 McALLEN SUBDIVISION

1 COMMERCIAL LOT

A 1.366-ACRE (59,485.90 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF LOT 2, BLOCK 2, "VILLA HERMOSA SUBDIVISION", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 54, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Scale: 1"=20' JOB # 1132.151 Prepared by: J. d' Z.
Preparation Date: July 28, 2026

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/2/2026

SUBDIVISION NAME: MCDONALD'S 42-3865 MCALLEN

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. Jackson Rd (F.M. 2061): Dedication required for 120 feet of total ROW Paving: By State Curb & gutter: By State -- Need to Label Total R.O.W. after accounting for dedication. **Subdivision Ordinance: Unified Development Code 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Unified Development Code 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Unified Development Code 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Unified Development Code 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Unified Development Code 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,000 ft. Block Length **Subdivision Ordinance: Unified Development Code 5.3.6	NA
* 600 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Unified Development Code 5.3.6	NA
* 300 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Unified Development Code 5.3.6	NA
ALLEYS	
ROW: 20 ft. Paving: 16: ft - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Unified Development Code 5.3.9	Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
* Front- S. Jackson RD: 60 ft. or greater for approved site plan or easements. - -Add plat note as shown above prior to final. -Remove A.K. A. -Add the plat note as shown above prior to final approval. Process the subdivision as a replat. -The proposed plat reflects changes to the setback requirements established by the recorded Villa Hermosa Subdivision plat. As proposed, the subdivision will be required to process as a vacate and replat. -If any restrictions established by the original recorded plat are proposed to be modified, a vacate and replat will be required. Please coordinate with Planning staff as needed **Zoning Ordinance: United Development Code Chapter 2	Non-compliance
* Rear **Does not reflect existing plat setback notations of Villa Hermosa Subdivision. (Other setbacks as per the Zoning Ordinance or greater for approved Site Plan or easements) -Add the plat note as shown above prior to final approval. Process the subdivision as a replat. -The proposed plat reflects changes to the setback requirements established by the recorded Villa Hermosa Subdivision plat. As proposed, the subdivision will be required to process as a vacate and replat. -If any restrictions established by the original recorded plat are proposed to be modified, a vacate and replat will be required. Please coordinate with Planning staff as needed **Zoning Ordinance: United Development Code Chapter 2	Non-compliance
* Sides**Does not reflect existing plat setback notations of Villa Hermosa Subdivision. (Other setbacks as per the Zoning Ordinance or greater for approved Site Plan or easements) -Add the plat note as shown above prior to final approval. Process the subdivision as a replat. -The proposed plat reflects changes to the setback requirements established by the recorded Villa Hermosa Subdivision plat. As proposed, the subdivision will be required to process as a vacate and replat. -If any restrictions established by the original recorded plat are proposed to be modified, a vacate and replat will be required. Please coordinate with Planning staff as needed **Zoning Ordinance: United Development Code Chapter 2	Non-compliance
* Corner **Does not reflect existing plat setback notations of Villa Hermosa Subdivision. (Other setbacks as per the Zoning Ordinance or greater for approved Site Plan or easements) -Add the plat note as shown above prior to final approval. Process the subdivision as a replat. -The proposed plat reflects changes to the setback requirements established by the recorded Villa Hermosa Subdivision plat. As proposed, the subdivision will be required to process as a vacate and replat. -If any restrictions established by the original recorded plat are proposed to be modified, a vacate and replat will be required. Please coordinate with Planning staff as needed **Zoning Ordinance: United Development Code Chapter 2	Non-compliance
* Garage -Proposed use is commercial **Zoning Ordinance: United Development Code Chapter 2	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on S. Jackson RD (F.M. 2061) **Subdivision Ordinance: United Development Code 5.3.8	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied

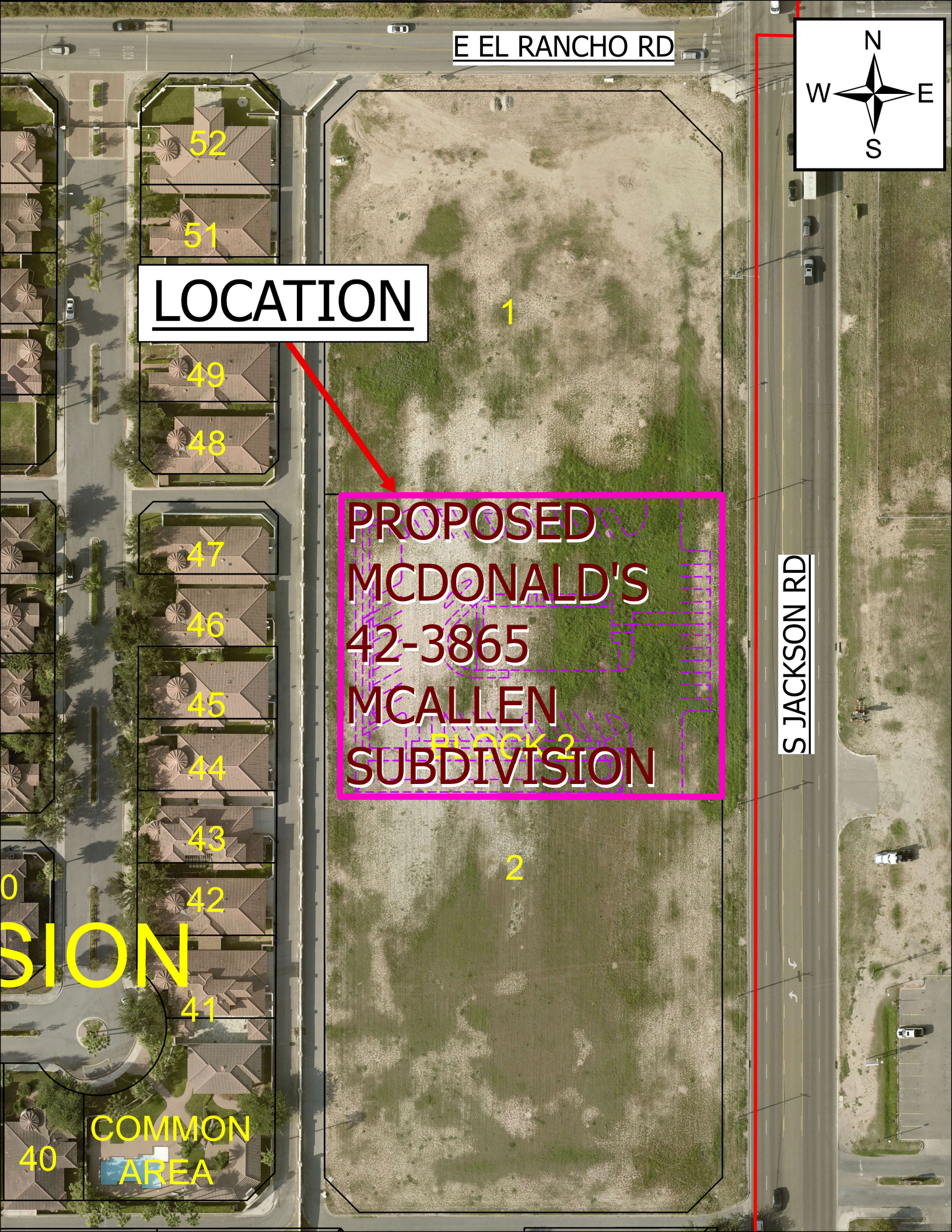
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ -Missing plat note **Landscaping Ordinance: Unified Development Code 4.6.4B	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ -Missing Plat note **Landscaping Ordinance: Unified Development Code 4.6.4B	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along -See Departmental comments from Traffic Department **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. -Add plat note as shown above prior to final	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 General Business Proposed: TBD - Must rezone to a zoning district established in the Unified Development Code, prior to final. **Unified Development Code: Chapter 2 -Any required rezoning application must be submitted to the Planning Department and approved by City Commission prior to final subdivision approval. **Unified Development Code Chapter 2	Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Rezoning Needed Before Final Approval - Must rezone to a zoning district established in the Unified Development Code, prior to final. **Unified Development Code: Chapter 2 -Any required rezoning application must be submitted to the Planning Department and approved by City Commission prior to final subdivision approval. ***Unified Development Code Chapter 2	Non-compliance
PARKS	
* Land dedication in lieu of fee. Proposed commercial property	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording Proposed commercial property	NA
* Pending review by the Parkland Dedication Advisory Board and CC. Proposed commercial property	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

COMMENTS	
Comments: - a public hearing will be required for this subdivision. -As currently proposed, the subdivision will require processing as a Vacate and Replat. -If the remaining remainder of Lot 2, Block 2, Villa Hermosa Subdivision property is not included within the Vacate and Replat, it will be left as a portion of a previously platted lot and will no longer constitute a full lot of record. Please confirm if the owner of the remainder of Lot 2, Block 2, Villa Hermosa Subdivision has been notified and is aware of this situation. Staff recommends consideration be given to including the remainder of Lot 2, Block 2, Villa Hermosa Subdivision within the Vacate and Replat. -Please clarify the proposed platting approach. If the subdivision is intended to be processed as a replat, revise the submittal accordingly. As currently submitted, the proposed changes would require the subdivision to be processed as a vacate and replat. -As the review continues, additional details regarding the proposed process, including the appropriate subdivision name and plat title, will be determined. Comments and requirements may be revised as additional information becomes available. The subdivision name will need to be revised accordingly based on the proposed platting process, whether processed as a replat or as a vacate and replat. Example - (Villa Hermosa Lots 2A & 2B Subdivision) If the remainder of Lot 2, Block 2, Villa Hermosa Subdivision property is to remain excluded, provide confirmation that the owner has been informed of the resulting lot-of-record implications. -Coordinate directly with Hidalgo County Irrigation District No. 2 (HCID No. 2) to confirm and address any requirements associated with the proposed subdivision prior to final approval. -Will be required to rezone into the new Unified Development Code prior to final. -Any abandonments must be done by separate process and not by plat. -Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in preliminary form subject to the conditions noted, utility and drainage approvals.	Applied

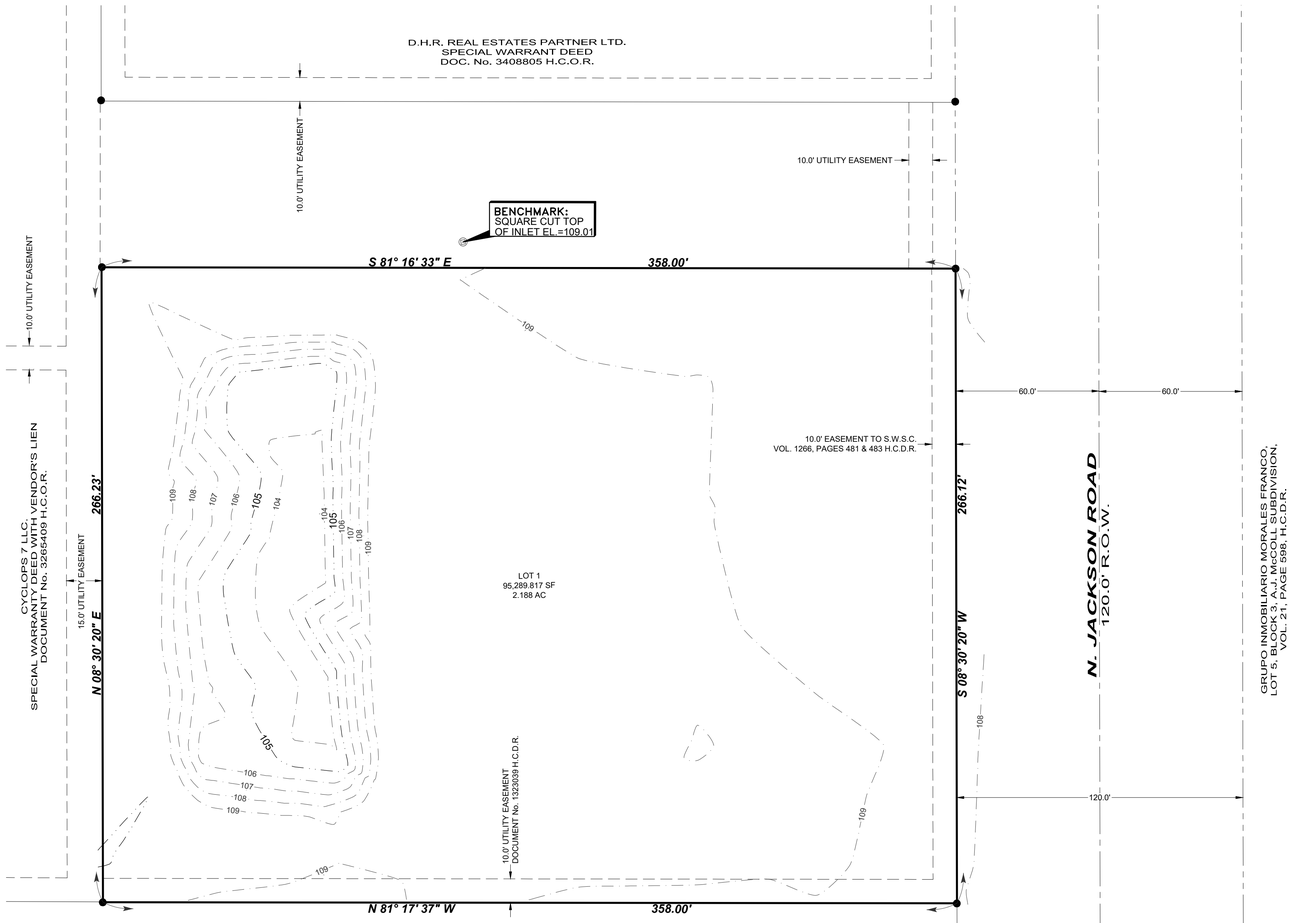

E EL RANCHO RD
N
W
E
S
LOCATION
52
51
1
49
48
PROPOSED
MCDONALD'S
42-3865
MCALLEN
SUBDIVISION
BLOCK 2
47
46
45
44
43
2
42
41
S JACKSON RD
COMMON
AREA
40

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Multidisciplinary Clinic Subdivision*
Owner Name	*Vargas Alvarez Investments, LLC*
Engineering Firm	*Melden & Hunt, Inc*
Existing Zoning	*C-3 (General business)*
Proposed Zoning	*TBD*
Number of Lots	*1*

City of McAllen Planning Department



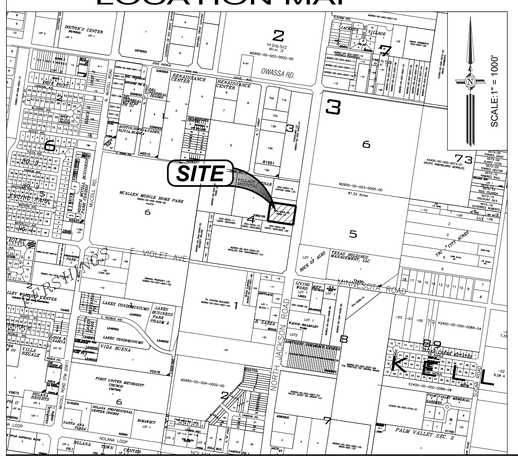
LEGEND

- FOUND No.4 REBAR
- FOUND NAIL ON POST
- FOUND R.O.W. MARKER

R.O.W. - RIGHT OF WAY
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
Sq. Ft - SQUARE FEET
PVC - POLYVINYL CHLORIDE PIPE
RCP - REINFORCED CONCRETE PIPE
( ) - DEED CALL

1 INCH = 30 FT.

LOCATION MAP



GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD: OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER: 480343 0010 C MAP REVISED: NOVEMBER 02, 1982.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACK:
   - FRONT: (N JACKSON RAOD) IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN OR INLINE WITH EXISTING S. STRUCTURES, WHICHEVER IS GREATER APPLIES.
   - REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
   - SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
4. CITY OF McALLEN BENCHMARK: MC 62: 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF MINNESOTA RD & JACKSON ROAD. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16613757.4629, E=1083582.92462, ELEV.
5. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE _____ CUBIC FEET (_____ AC-FT). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE BY EACH LOT AS APPROVED BY CITY OF McALLEN.
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF MCALLEN BASED ON THE ISSUANCE OF A BUILDING PERMIT.
8. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG N JACKSON ROAD.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

DRAWN BY:	EM DATE 08-11-2026
REVISION:	DATE
SURVEYED, CHECKED	DATE
FINAL CHECK	DATE

SUBDIVISION MAP OF

MULTIDISCIPLINARY CLINIC SUBDIVISION

BEING A SUBDIVISION OF 2.186 ACRES
OUT OF LOT 4, BLOCK 3
A.J. McCOLL SUBDIVISION
VOLUME 21, PAGE 598 H.C.D.R.
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING .186 ACRE (95,211.738 SQUARE FOOT) TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 4, BLOCK 3, A.J. MCCOLL SUBDIVISION, SITUATED IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE HIDALGO COUNTY DEED RECORDS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND NO. 4 REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 3 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

1. THENCE S 81° 16' 33" E, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 358.00 FEET TO A FOUND NO. 4 REBAR MARKING THE NORTHEAST CORNER OF SAID TRACT;
2. THENCE S 08° 30' 20" W, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 266.23 FEET TO A FOUND NO. 4 REBAR MARKING THE SOUTHEAST CORNER OF SAID TRACT;
3. THENCE N 81° 17' 37" W, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 358.00 FEET TO A FOUND NO. 4 REBAR MARKING THE SOUTHWEST CORNER OF SAID TRACT;
4. THENCE N 08° 30' 20" E, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 266.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.186 ACRES (95,211.738 SQUARE FEET) OF LAND, MORE OR LESS.

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
MAYOR, CITY OF McALLEN DATE

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

_____ _____
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JUAN C. VARGAS	5223 S. MCCOLL ROAD	MCALLEN, TEXAS 78504		
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE MULTIDISCIPLINARY CLINIC SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE , IN FEE SIMPLE, THE RIGHT-OF-WAY AREA SHOWN HEREON TO THE CITY OF McALLEN .

VARGAS ALVAREZ INVESTMENTS LLC

_____ _____
JUAN C. VARGAS, MANAGER DATE
5223 S. MCCOLL ROAD
MCALLEN, TEXAS 78504

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN C. VARGAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ , 20 _____.

_____
NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 08/11/2026
ENGINEERING JOB # 26062.00

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF MULTIDISCIPLINARY CLINIC SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 6/11/2026, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

_____ _____
ROBERTO N. TAMEZ, # 6238 DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
REVISED DATE: 06/11/2026

T-1307, PG. 8
SURVEY JOB No. 26062.08

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/2/2026

SUBDIVISION NAME: MULTIDISCIPLINARY CLINIC SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Jackson Road (F.M. 3362): Dedication needed for a total ROW of 120 ft. Paving: 65 ft. - 85 ft. Curb & gutter: both sides Revision Required: - Add street name as shown above, prior to final. - Need to Label the Centerline & Total R.O.W. after accounting for dedication. -Needs to label any existing easements. -Needs to provide R.O.W. documents of existing ROW on the plat, and provide copies for staff review prior to final. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final. **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,000 ft. Block Length **Unified Development Code: Section 5.3.6	NA
**600 ft. Block Length for R-3, M-1, M-2, and CC Districts: **Unified Development Code: Section 5.3.6	NA
*300 ft. Maximum Cul-De-Sac: **Unified Development Code: Section 5.3.9	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

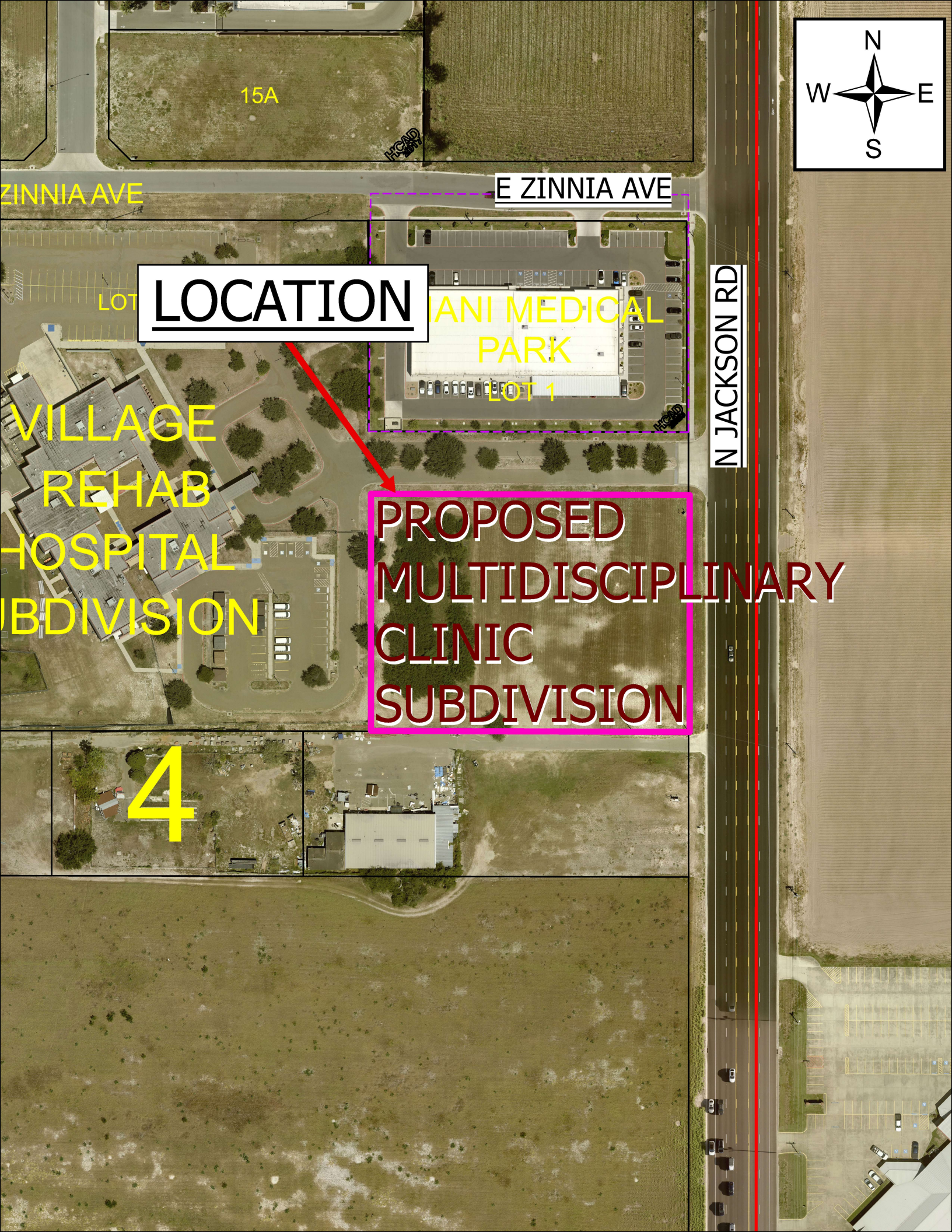
ALLEYS	
ROW: 20 ft. Paving: 16 ft. -*Alley/service drive easement required for commercial/multi-family properties - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. **Unified Development Code: Section 5.3.9	Non-compliance
SETBACKS	
*Front (N. Jackson Road): In accordance with the UDC or greater for easements or approved site plan or in line with existing structures, whichever greater applies. - Add a plat note as stated above, prior to final. **Unified Development Code: Section 5.3.9	Non-compliance
*Rear: In accordance with the UDC or greater for easements, whichever greater applies. - Add a plat note as stated above, prior to final. **Unified Development Code: Section 5.3.9	Non-compliance
* Sides: In accordance with the UDC or greater for easements, whichever greater applies. - Add a plat note as stated above, prior to final. **Unified Development Code: Section 5.3.9	Non-compliance
Corner: In accordance with the UDC or greater for easements, whichever greater applies. - Add a plat note as stated above, prior to final. **Unified Development Code: Section 5.3.9	Non-compliance
* Garage: n/a **Unified Development Code: Section 5.3.9	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
5 ft. wide minimum sidewalk required on N. Jackson Road (F.M. 3362) - add (FM 3362) as part of the plat note after the street name. - May increase as per Engineering department. **Unified Development Code: Section 5.3.8	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Unified Development Code: Section 4.6.4.B	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Unified Development Code: Section 4.6.4. B	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as mentioned above, prior to final.	Non-compliance
*Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 5.3.7 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Unified Development Code: Section 5.3.7	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Unified Development Code: Section 5.3.7	NA
LOT REQUIREMENTS	
* Lots fronting public streets: North Jackson Road. **Unified Development Code: Section 5.3.5	Applied
* Minimum lot width and lot area **Unified Development Code: Chapter 2	Applied
ZONING/CUP	
* Existing: C-3 (General Business) Proposed: TBD -Must rezone to a zoning district established in the Unified Development Code, prior to final. **Unified Development Code: Chapter 2	Non-compliance
* Rezoning Needed Before Final Approval -Must rezone to a zoning district established in the Unified Development Code, prior to final. -Unified Development Code: Chapter 2	Non-compliance
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Park fees do not pertain to commercial property.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. -- Park fees do not pertain to commercial property.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

COMMENTS	
Comments: -Rezoning to the new UDC will be required, prior to final. - Setbacks must reference the new unified development code. - Include document numbers on plat and provide any R.O.W documents as applicable for staff review prior to final. -Show existing R.O.W. on Dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO DARIANGE AND UTILITY APPROVAL.	Applied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LOCATION
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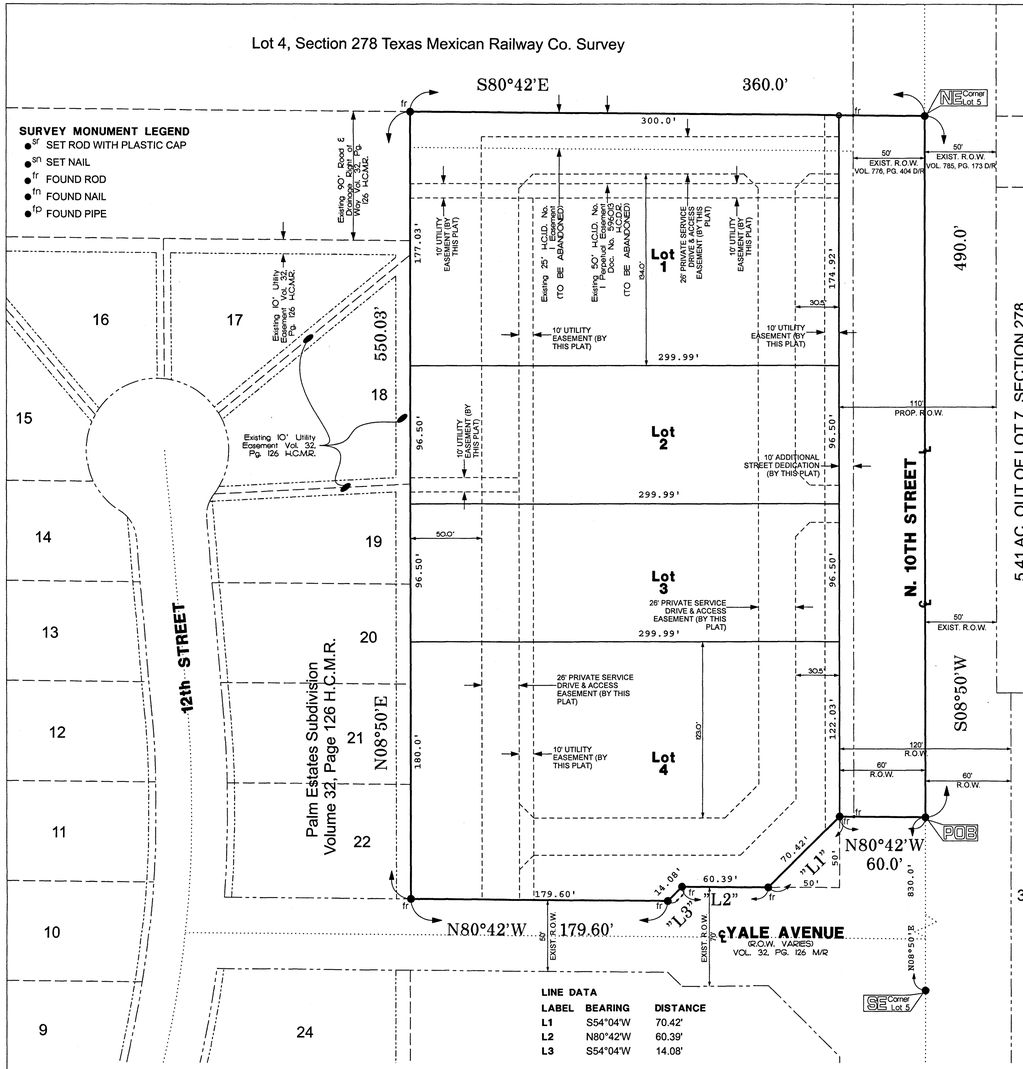
VILLAGE
REHAB
HOSPITAL
UBDIVISION
PROPOSED
MULTIDISCIPLINARY
CLINIC
SUBDIVISION
4

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Yale Corner Subdivision*
Owner Name	*AVL, LP*
Engineering Firm	*Spoor Engineering Consultants, Inc.*
Existing Zoning	*C-3 (General Business-OC) District*
Proposed Zoning	*C-3 (General Business-OC) District*
Number of Lots	*4*

City of McAllen Planning Department



N

Scale: 1"= 50'

Date of Preparation: August 13, 2026

METES AND BOUNDS

A 4.41 ACRE TRACT OF LAND OUT OF LOT 5, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY, HIDALGO COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 168, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the East line of Lot 5, North 08 Deg. 50 Min. East, 830.0 feet from the southeast corner of Lot 5, for the southeast corner of the following described tract of land; said point being located in N. 10th Street (S.H. #336);

THENCE, parallel to the North line of Lot 5, South 80 Deg. 42 Min. East, at 50.0 feet pass the northeast corner of Yale Avenue, as dedicated on the plat of Palm Estates Subdivision, City of McAllen and the West line of N. 10th Street, and at 60.0 feet an angle point on the North line of said Yale Avenue for an angle point on the South line hereof; said Palm Estates Subdivision recorded in Volume 32, Page 126, Map Records;

THENCE, continue with the North line of said Yale Avenue, as follows:
1) South 54 Deg. 04 Min. West, 70.42 feet;
2) North 80 Deg. 42 Min. West, 60.39 feet;
3) South 54 Deg. 04 Min. West, 14.08 feet; and
4) North 80 Deg. 42 Min. West, 179.60 feet to a point for the southeast corner hereof;

THENCE, with the East lines of Lots 22, 21, 20, 19, and 18, Palm Estates Subdivision, and their projections, North 08 Deg. 50 Min. East, at 460.03 feet pass the Northeast corner of said Lot 18, and at 550.03 feet a point on the North line of Lot 5, for the Northwest corner hereof;

THENCE, with the North line of Lot 5, South 80 Deg. 42 Min. East, at 310.0 feet pass the West line of N. 10th Street and at 360.0 feet the northeast corner of Lot 5, for the northeast corner hereof;

THENCE, with the East line of Lot 5, in N. 10th Street, South 08 Deg. 50 Min. West, 490.0 feet to the POINT OF BEGINNING; containing 4.41 acres of land, more or less, of which the east 50.0 feet, comprising 0.56 acres lies in N. 10th Street.

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON

THIS_____ DAY OF _____ A.D. 2026

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT-OF-WAYS OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.I.D. NO. 1

_____
PRESIDENT

_____
SECRETARY

NOTES:

1. SETBACKS
MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
A. FRONT IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS.
B. REAR IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS.
C. SIDES IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS.
D. SIDES IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS.

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.

3. THIS PROPERTY FALLS IN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 334 0325 D, REVISED JUNE 6, 2000. ZONE 'X' UNSHADED IS DESCRIBED AS "AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMs AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD."

4. A 6 FT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.

5. AN 8 FT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

6. A 4 FOOT WIDE (MINIMUM) SIDEWALK IS REQUIRED ALONG NORTH 10TH STREET AND ALONG YALE AVENUE

6. BENCHMARK.- STATION NAME: MC# 46 SET BY ARANDA & ASSOC. LOCATED ON NORTH 10TH STREET AND FREDDY GONZALEZ. ELEV:104.17

7. OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.

8. STORM WATER DETENTION OF 0.72 AC-FT (31,570 CUBIC FEET) IS REQUIRED FOR THIS SUBDIVISION

9. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

10. PRIVATE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN

11. COMMON AREAS AND PRIVATE DRIVES MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____
CHAIRMAN, PLANNING COMMISSION Date

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED.

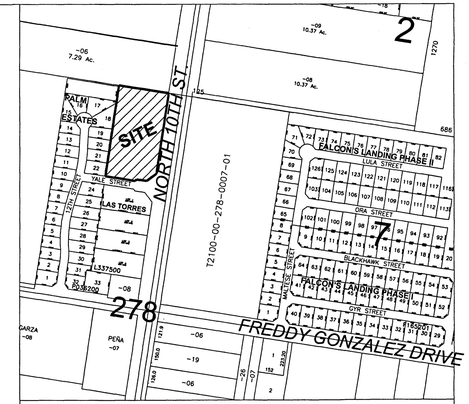
_____
MAYOR, CITY OF MCALLEN Date

SUBDIVISION MAP
OF

YALE CORNER SUBDIVISION

City of McAllen, Texas

BEING A SUBDIVISION OF A 4.41 ACRE TRACT OF LAND OUT OF LOT 5, SECTION 278, TEXAS MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 168, DEED RECORDS, HIDALGO COUNTY, TEXAS



LOCATION MAP

Prepared by:
Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F-6003
510 S. Broadway McAllen, Texas 78501
SEC@spooreng.com (956) 683 1000

COUNTY CLERK'S RECORDING CERTIFICATE

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

ON_____ AT _____ AM / PM

DOCUMENT NUMBER:_____

OF MAP RECORDS OF HIDALGO COUNTY

BY: _____ DEPUTY: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS YALE CORNER SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN. ALL THE SAME FOR THE PUPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF, OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

A. V. L., LP,
a Texas limited partnership

_____
Fred L. Harms, general partner of A.V.L., LP
3700 N. 10th Street, Suite 201
McAllen, Texas 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRED L. HARMS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS, THE_____ DAY OF _____ 2026

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, REYNALDO ROBLES, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR #4032 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
REYNALDO ROBLES, RPLS # 4032 Date
ROBLES AND ASSOCIATE, PLLC
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
TBPELS FIRM No. 10096700

STATE OF TEXAS
COUNTY OF HIDALGO

I, STEPHEN SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

STATE OF TEXAS
STEPHEN SPOOR
56752
REGISTERED PROFESSIONAL ENGINEER

08-13-26

Steve Spoor Date
Registered Professional Engineer
P.E. Registration No. 56752

STATE OF TEXAS
COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211(c) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

_____
Raul E. Sesin, P.E., C.F.M. Date
General Manager

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/1/2026

SUBDIVISION NAME: YALE CORNER SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North 10th Street (SH 336): 10 ft dedication for 60 ft from centerline for a total of 120 ft R.O.W. Paving: by state Curb & Gutter: by state - Provide state road designation as shown above on the plat. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Yale Avenue: 50 ft. to 170 ft R.O.W. Paving: 37 ft. to 52 ft. existing paving Curb & Gutter: both sides **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving: _____ Curb & Gutter: _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving: _____ Curb & Gutter: _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving: _____ Curb & Gutter: _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,000 ft. Block Length _____ **Unified Development Code: Section 5.3.6	Applied
* 600 ft. Block Length for R-3, M-1, M-2, and CC Districts _____ **Unified Development Code: Section 5.3.6	NA
* 300 ft. Maximum Cul-de-Sac _____ **Unified Development Code: Section 5.3.9	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. * Alley/service drive easement required for commercial properties - Provided 26 ft. private service drive & access easement is going through existing HCID No. 1 easements. These will need to be abandoned by a separate instrument prior to final. - Must comply with Public Works Department requirements prior to final. **Unified Development Code: Section 5.3.9	Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
* Front: In accordance with the Unified Development Code, greater for easements, or in line with existing structures, whichever greater applies. - Provide plat note as described above. **Unified Development Code: Chapter 2	Non-compliance
* Rear: In accordance with the Unified Development Code or greater for easements. - Provide plat note as described above. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the Unified Development Code or greater for easements. - Provide plat note as described above. **Unified Development Code: Chapter 2	Non-compliance
* Corner: In accordance with the Unified Development Code or greater for easements. - Provide plat note as described above. - Change plat note 1.D. to "CORNER" since "SIDES" already appears. **Unified Development Code: Chapter 2	Non-compliance
* Garage: _____ **Unified Development Code: Chapter 2	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along North 10th Street and Yale Avenue. **Unified Development Code: Section 5.3.8	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Non-compliance
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Unified Development Code: Section 4.6.4.B	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Unified Development Code: Section 4.6.4.B	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Non-compliance
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 5.3.7 of the Unified Development Code, including but not limited to common areas and its private streets. **Unified Development Code: Section 5.3.7	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Unified Development Code: Section 5.3.7	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Unified Development Code: Section 5.3.5	Applied
* Minimum lot width and lot area _____ - Subject to change, pending rezoning. **Unified Development Code: Chapter 2	Applied
ZONING/CUP	
* Existing: C-3 (OC) Proposed: _____ - Must rezone to a zoning district established in the Unified Development Code, prior to final. **Unified Development Code: Chapter 2	Non-compliance
* Rezoning needed before Final Approval - Must rezone to a zoning district established in the Unified Development Code, prior to final. **Unified Development Code: Chapter 2	Non-compliance
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Provide state road designation for North 10th Street on the plat. - Must comply with Public Works Department requirements prior to final. - Revise setback plat notes to reflect compliance with the Unified Development Code. - Change plat note 1.D. to "CORNER" since "SIDES" already appears. - Must rezone to a zoning district established in the Unified Development Code, prior to final. * Disclaimer: Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. * Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ILE PARK
HOME
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LOCATION
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PROPOSED
YALE CORNER
SUBDIVISION
N 10TH ST
YALE AVE
N. 12TH ST.
ESTATES SUBDIVISION
STORRES
BDIVISION
LOT 1
LOT 2
LOT 3
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